



REF: 791

The Sly Fox

The Court, 122a Fore Street, Exeter,
Devon EX4 3JQ

Leasehold
£5,850



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**is the rent deposit payable to
the landlords.**

**In addition, rent will be charged
monthly in advance
and there will also be
a need for working capital.**

FEATURES

- Free of tie Exeter city centre bar
- Ground floor bar with character features
- First floor function room with stage area
- Rent £450 per week
- Two-bedroom self-contained accommodation
- Outside yard and storage
- Surrounded by multiple retailers

LOCATION

Exeter is one of the most vibrant and attractive cities in the South West.

Located just off the M5 Motorway with its only commercial airport, Devon's capital city has many benefits.

There is a thriving commercial and banking sector together with one of the country's premier University's where some 23,000 students come to study every year which boosts the resident population of around 130,000.

The Sly Fox is situated close to the city's pubs and restaurants in a great trading position.

THE BUSINESS PREMISES

Open Vestibule leads to:

First Customer Area

(5.73 m x 6.37 m)

Single glazed frontage and fitted bench seating. There is a wall mounted air conditioned unit and two wall light fittings. Space to seat 20 with part carpeted and part stripped wooden floor.

Main Bar

(15.37 m x 5.2 m)

With seating for around 20 but plenty of vertical drinking space.

The large bar servery has non-slip flooring, part brick exposed walls and beamed ceilings.

Vestibule

(1.2 m x 4.8 m) with stripped wooden floor leads to:

Gents WC

(3.3 m x 2.6 m)

With non-slip floor, three wash hand basins, urinal and low level flush WC cubicle.

Ladies WC

(2.5 m x 3.4 m)

With non-slip floor, three wash hand basins and four WC cubicles.

Stairs to First Floor landing leading to:



First Floor Function Room

(15 m x 5 m)

With capacity for circa 80 (standing), fitted bench seating, mirror walls, stripped wooden floor, stage area and ceiling mounted air conditioning unit.

Function Room Overflow

(3.5 m x 7.1 m)

With stripped wooden floor and space for around 20 (standing).

Galley Kitchen

(6.4 m x 1.95 m)

Situated to the front of the building with two sash windows, non-slip floor, stainless steel wash hand basin and range of fridges and freezers.

Second Stairway provides a second access into the building with a further entrance door from Fore Street.

Further First Floor landing leads to stairs to Second Floor.

Second Floor Landing

(2.2 m x 2 m) and (2.9 m x 1.6 m) leads to:

PRIVATE ACCOMMODATION

Lounge

(4.6 m x 4.3 m)

With sash window which leads directly to:

Kitchen

(3.1 m x 3.6 m)

With linoleum floor, wall and floor fitted kitchen units, integrated oven and hob, stainless steel sink unit and plumbing for automatic washing machine.

Stairs to Third Floor Landing

(4.1 m x 4.7 m) leads to:

Bedroom 1

(4.8 m x 2.8 m)

Bedroom 2

(2.7 m x 2.6 m)

Bathroom

(3.1 m x 1.3 m)

With panelled bath, low level flush WC and wash hand basin.

OUTSIDE

Side Passageway (with access to front).

Cellar

(7.5 m x 3.2 m)

In single storey building to rear with cellar fan and shelving.

Storage Area to side

THE BUSINESS

Is currently closed.

We do not have any trading accounts.

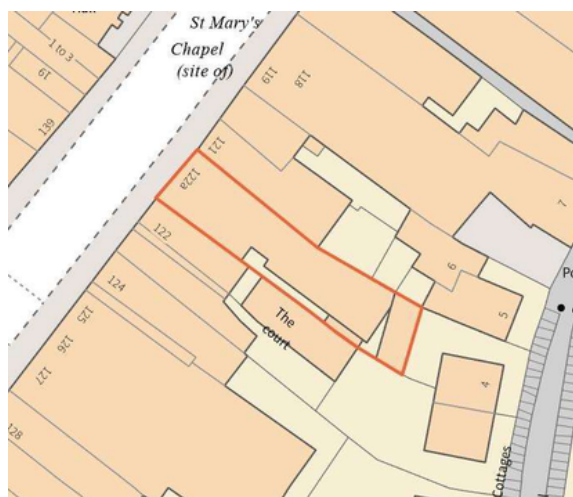
TENURE

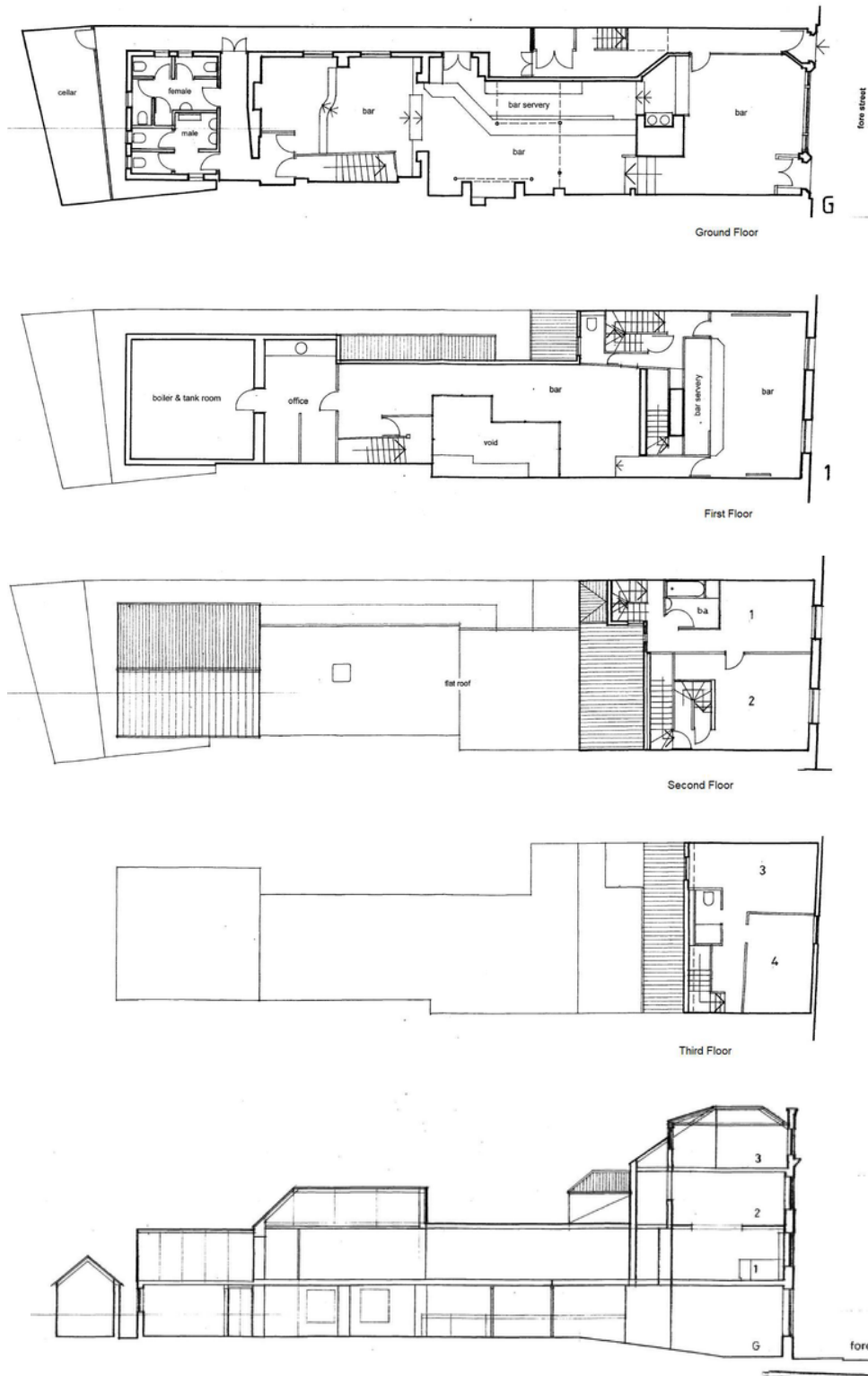
The business is available on the basis of a brand new 8-year lease that is fully repairing and insuring.

Rent £450 pw plus VAT - £23,400 per annum.

Rateable Value

From April 2026 is in the sum of £5,000. Most will qualify for 100% business rates relief.





VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com

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