



**EX4 EDEN LOUNGE**

**162-163 FORE STREET, EXETER,**

**DEVON EX4 3AT**

**Ref: 337**

- **MASSIVE PRICE REDUCTION – FREE OF TIE LEASE**
- **ONE OF EXETER’S BEST-KNOWN VENUES WITH 3.30AM LICENCE**
- **TURNOVER OVER £500,000 WITH ADVISED NET PROFIT OVER £100,000**
- **TRADED 4 DAYS A WEEK SO MASSIVE SCOPE**
- **WITH 3 SEPARATE VENUES**
- **PUBLIC BAR - CAPACITY 250**
- **FIRST FLOOR GENTLEMEN’S CLUB - CAPACITY 100**
- **BASEMENT VENUE – CAPACITY 180**
- **WET SALE TRADE ONLY SO EASY TO RUN**

**£90,000**

**£90,000** for the valuable leasehold interest, quality fixtures and fittings plus goodwill. Stock at valuation will be extra upon completion.

There may also be a rent deposit payable to the Landlords.

For further information please call:  
Bruce Sprosen on **07467 947296**

**BATH**

3 Edgar Buildings, George Street, Bath BA1 2FJ

**LONDON**

71-75 Shelton Street, Greater London, WC2H 9JQ

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## 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.

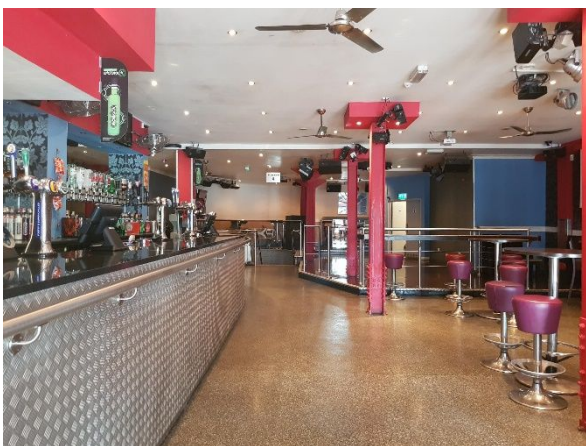
EX4 is situated in a central trade position close to the city's pubs and restaurants in a great trading position.

## THE BUSINESS PREMISES

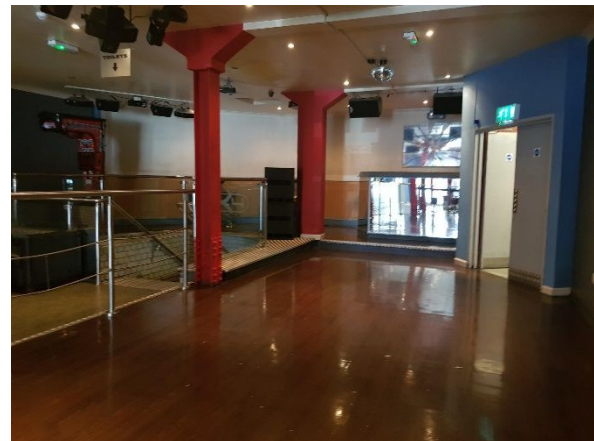
Comprises of three venues.

### EX4

Is a ground floor bar with capacity for 250 having a long bar servery which is fully fitted with a range of back bar equipment, two touch screen tills, ice machine etc.



There is customer seating for around 30 but plenty of standing space. There are a number of raised areas for both seating and dancing and large plasma TV screen are on the wall.



### Office

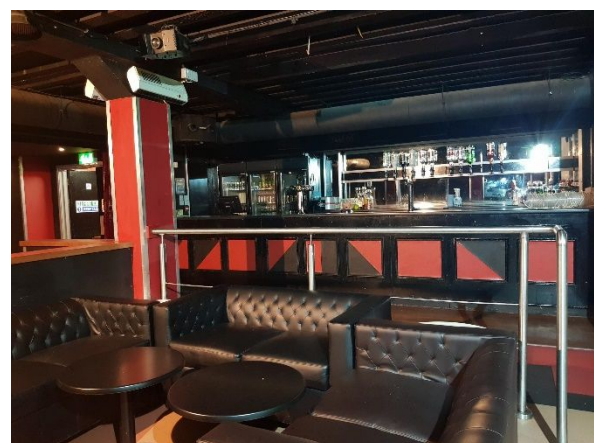
### Steps to WCs

### Disabled Toilets

### BASEMENT BAR



Capacity for around 180. Here there is also a long bar servery, dancefloor, seating for around 30, DJ booth and cellar.





## EDEN LOUNGE

Situated on the first floor with attractive corner bar servery, DJ booth and a number of private dancing booths. In addition, there are private kitchens and changing rooms.



All three trading areas have separate entrances, but can also all be connected internally.



## HOURS AND OPENINGS

Eden Lounge is open Thursday, Friday and Saturday from 9.30pm until 3.30am.

EX4 is open Wednesday at 8pm until 2am, Thursday, Friday and Saturday from 8pm until 3.30am.

Basement Bar is open for private functions only at this time.

## THE BUSINESS

Post covid-19 was operated by a Manager the manager is retiring hence the reason for the sale.

Full trading details can be provided. Annual turnover is in excess of £500,000 per annum with an estimated net return in excess of £150,000 per annum.

Basement trades as a booking only venue.

EX4 trades as a late-night bar.

Eden Lounge trades as a gentlemen's club.

Income is earned from wet sales, admission fees and commission from the self-employed dancers.

## TENURE

Is subject to a renewable lease agreement with annual rent in the sum of £65,800 net of VAT.

## VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.