

Summary

- Prominent building in Southernhay West
- Centre location with close proximity to Princesshay Shopping centre and historic Cathedral
- Popular location with professional services
- 2nd floor office suite
- Situated within the Central Business District

Location:

Southernhay is Exeter's primary city centre office district providing a professional environment with a firmly established tenant mix and easy access to the excellent amenities provided in the Princesshay Shopping complex.

A major John Lewis store is within a few minutes walk as is the historic cathedral.

No 23 is located in an extremely prominent location where Southernhay intersects with Bedford Street which leads into the main shopping centre.

Description:

No 23 is an attractive Georgian mid-terraced Grade II listed office building.

The Second Floor front offices are available. There is a shared welfare facility within the building and a kitchenette located on the 2nd Floor for communal use of the tenants of the 2nd & 3rd Floors.

The building is set back from public gardens offering a tranquil recreational area.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Second floor (front) office 350 sq ft / 32.53 sq m

	sq m	sq ft
Second floor office (front)	32.53	350

Service charge:

A service charge is levied for the upkeep of services, repairs and maintenance of common areas and the exterior of the building.

The Tenant is also responsible for a fair proportion of insurance costs.

Both service charge & insurance costs subject to annual review and reconciliation. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (80)

Planning:

The amended use classes would mean this property could be used for E class uses but previous use being as offices. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £4,250. Therefore making the approximate Rates Payable £2,120.75 per annum for 2023/24.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Interested parties are advised to confirm the rating liability with Exeter City Council.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent. and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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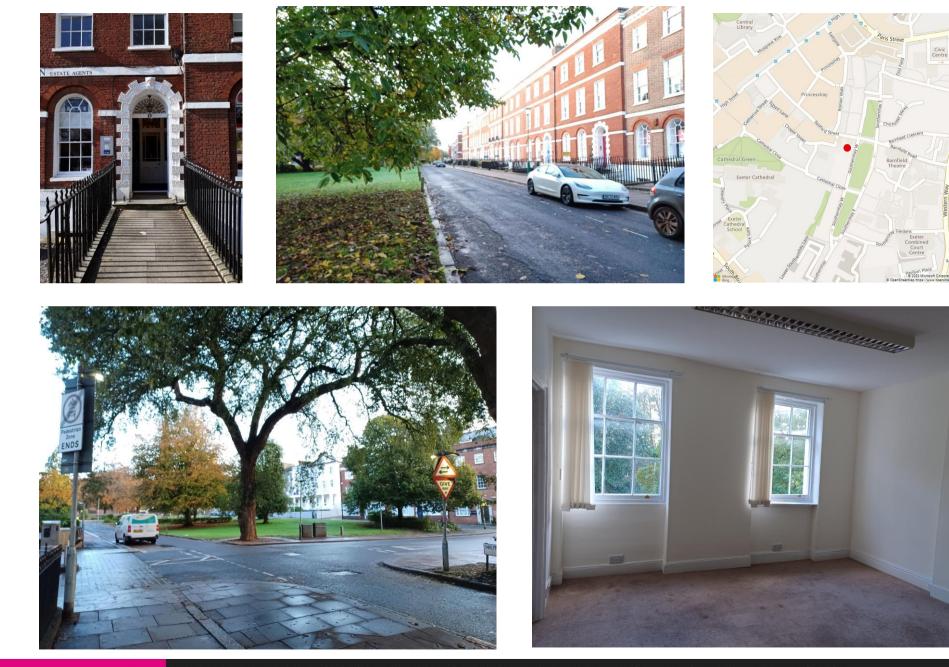
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