

# Summary

- Notaries House opportunity for accommodation in the heart of Exeter's commercial and historic centre
- Office suites available approx
  307 sq ft (28.60 sq m) 607 sq ft
  (56.34 sq m)
- Open plan office accommodation
- Secured parking available subject to separate licence
- Additional parking available in nearby public car parks

#### Location:

Notaries House is located on Chapel Street, Exeter which runs adjacent to the Princesshay Shopping Centre. A statuesque Grade II listed building, Notaries House is situated in the heart of Exeter's commercial and historical centre and lies between Cathedral Green and the Princesshay Shopping Centre and a few minute walk from the professional sector of Southernhay Gardens.,

#### Description:

Notaries House accommodates various businesses with two office suites and basement area currently available.

The basement room would suit storage purposes.

Suite 4 on the 1st floor offers two co-joining rooms with Suite 5B on the 2nd floor is one open plan room .

Tenants have use of the shared WC facilities and kitchen area.

Parking is available on a separate licence at £2,000 pax per space (12 in total).

#### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

|          | sq m   | sq ft |
|----------|--------|-------|
| Basement | 17.23  | 185   |
| Suite 4  | 56.34  | 607   |
| Suite 5B | 28.60  | 307   |
| Total    | 102.17 | 1,099 |

#### Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. 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:

E (106)

#### Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, office, indoor recreation. Please enquire for further information.

#### Business rates:

From the Valuation Office Agency website(www.voa.gov.uk) we understand that the currentRateable Values & Rates Payable for 2024/25 are:Rateable ValueRates Payable (approx)Basement :£1,550£773.45Suite 4:£5,800£2,894.20Suite 5B:£4,300£2,145.70

<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

## Sue Trott

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## **Charles Harris**

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## • Exeter Office

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key Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wleasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lesses, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given nout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.



## Basement







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## Suite 4





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## Suite 5b





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