

# Summary

- Prominent redevelopment opportunity in central Exeter
- Approx. 6,002 sq ft (557.60 sq m)
- Planning consent for conversion to 7 flats (under 2 planning permissions)
- Closely located to 'The Neighbourhood Exeter' Collegiate luxury student accommodation
- A couple of minutes walk into the city centre
- Located close to The Guidhall
  Shopping Centre
- Character premises with original features
- No CIL payable

#### Location:

The property is located in the city of Exeter which according to the 2022 census has a population of approx. 135,000. The city benefits from the prestigious Russell Group Exeter University which attracts approx. 30,000 UK wide and international students. Exeter is also a popular tourist destination with a quality retail offering on the High Street, leisure activities on Exeter Quay and beaches at Exmouth only a 20 minutes drive from the city. The property is situated in a prominent position close to a number of luxury student and residential schemes as well as being a couple of minutes walk to the High Street with its wide range of retail occupiers.

#### **Description:**

The building has previously been operated as a restaurant with ancillary residential accommodation but now non-trading. Internally, the building will need complete refurbishment throughout if it is to be used for its existing use.

#### Accommodation:

All areas are approximate and provided from clients management records.

Main Building	sq m	sq ft
Lower ground floor	211.10	2,272
Ground floor	162.80	1,752
First floor	145.80	1,569
Total	519.70	5,594
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Lower ground floor	21.10	227
Ground floor	16.8	181
Total	37.90	408
Building Total	557.60	6,002

#### 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:

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## Planning:

The property has planning consent to be converted to 7 flats. This was under 2 planning permissions.

The planning permission dated 22nd July 2022 permitted the conversion of the first floor and part of the ground floor to 3 flats. Full details shown on Exeter City Council planning portal under ref: 20/1349/FUL

The planning permission granted relating to the first floor conversion is being implemented.

The planning permission dated 28th April 2023 permitted the conversion of the restaurant (part ground and lower ground floors) into 4 flats. Full details shown on Exeter City Council planning portal under ref: 22/1328/PDCD

The attached plans showing the layout that has been approved by the 2 permissions show significant areas being used for bicycle and refuse storage. It may be possible to relocate these storage areas in the outside space to the rear of the property. Interested parties should make their own enquiries.

We have been advised that no CIL is payable.

#### **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £20,500, therefore making the approximate Rates Payable £10,229.50 per annum for 2024/25.

The business rates and / or domestic rates would need to be re-assessed depending on the development works undertaken. <u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available freehold at an asking price of £399,000

#### Legal fees:

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

#### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

#### VAT:

All figures quoted are exclusive of VAT if applicable.

#### 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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#### **Exeter Office**

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Exeter, Devon, EX1 1NP



Vickery 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 tenency agreement. Please refer to www.leasingbusinesspremises.cou.kfor 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 the guidance of intended purchasers or lessees, 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 without 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 employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.





# Lower Ground Floor

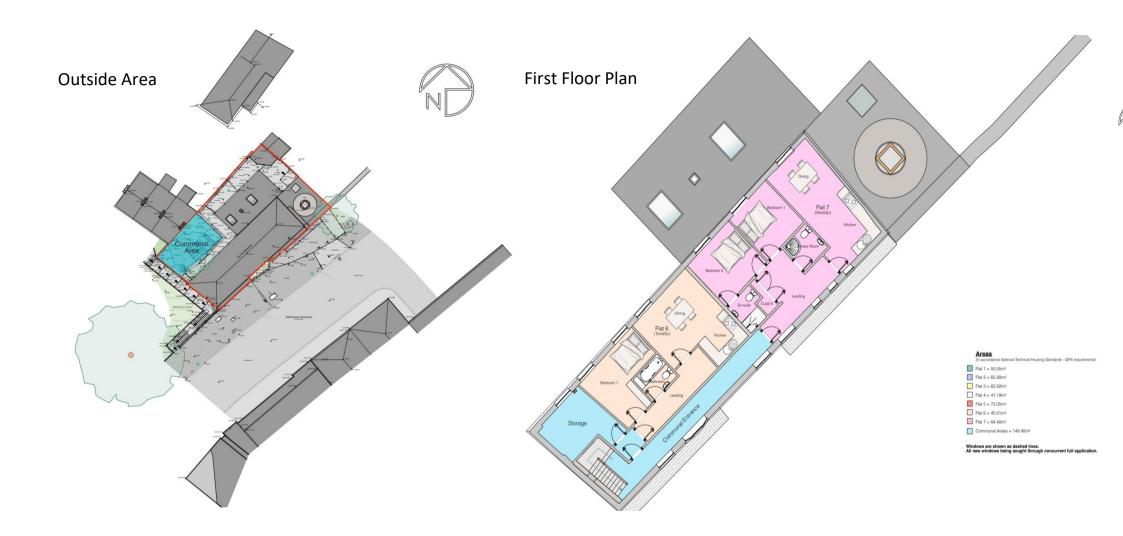


Plans not to scale, for illustration purpose only and from clients' records.



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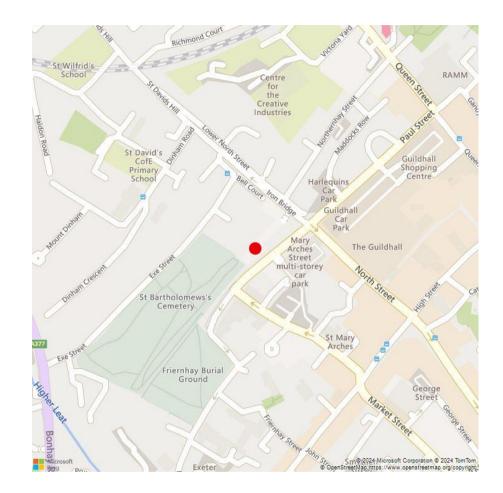






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