



**For Sale**

**£450,000**

135 & 137 Magdalen Road, Exeter, Devon, EX2 4TN

1,400 Sq Ft  
(130.1 Sq M)



## Summary

- Rare mixed use freehold available on Magdalen Road
- Approx. 1,400 sq ft over the ground, first and second floors
- The maisonette is currently let out on an AST at a passing rent of £1,150 pcm (£13,800 pa)
- The ground floor may be suitable for alternative uses subject to planning
- Ground floor benefits from a small outdoor courtyard
- Highly prominent from the roadside
- Immediately available

## Location:

Exeter is situated in the southwest of England, located on the River Exe around 36 miles from Plymouth and 65 miles from Bristol. With a population of approximately 130,700 and around half a million people living within a 45-minute catchment area of the city, the historic cathedral city of Exeter is a principle administrative and service centre in the Southwest Peninsula. Exeter is well served by transport communications with M5 running to the east of the city, an Intercity railway station and a regional airport a short distance to the east of the city.

The property is located along the northern side of the affluent Magdalen Road in close proximity to its junction with Fore Street / Heavitree Road, just east of Exeter City Centre. The immediate area is largely residential along with additional commercial uses nearby including 8Bizzy Be Picture Framing & Gallery9 and the numerous independent shops along Magdalen Road.

## Description:

The property comprises a semi-detached mixed-use property currently configured as an office on the ground floor (135 Magdalen Road) and a three bedroom maisonette flat above (137 Magdalen Road). The ground floor consists of a good sized open plan sales area with storage, additional sales (currently configured as an office board room) and small courtyard to the rear.

The maisonette is accessed from the right-hand-side at street level and consists of a good sized 3 bedroomed residential premises with kitchen, bathroom, living room and bedroom 3 on the first floor with the master bedroom and bedroom 2 on the second floor. There is also a generous sized landing on the second floor currently utilised for additional storage.

The maisonette is let on an expired AST (expired November 2023) and has continued as a monthly periodic tenancy until either party serves notice.

## 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
<b>GF Sales</b>	67.66	728
<b>1<sup>st</sup> &amp; 2<sup>nd</sup> Floor Maisonette</b>	62.45	672
<b>Total</b>	130.1	1,400

## 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:

An EPC for the ground floor has been requested and will be shortly available. Please contact the marketing agents for further information.

The EPC for the maisonette is D (67).

## Planning:

The amended use classes would mean the ground floor could be used for E class uses which includes retail, cafe/restaurant and offices. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £13,000.00, therefore making the approximate Rates Payable £6,487.00 per annum for 2025/26.

The maisonette (137 Magdalen Road) has a Council Tax Band of A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available freehold and includes the maisonette which is subject to a long leasehold interest at an asking price of £450,000.

## Legal fees:

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

## Money laundering:

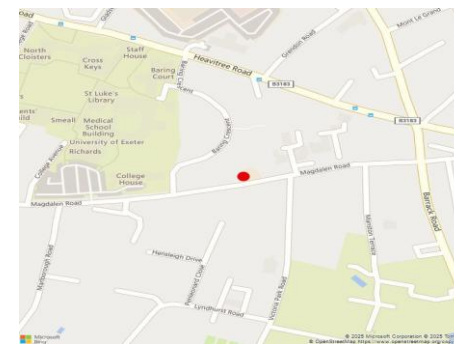
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## 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

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