

Planning permission for conversion to 7 flats



For Sale

£399,000

Old Malthouse, Bartholomew Street East, Exeter, Devon EX4 3BG

6,002 Sq Ft
(557.6 Sq M)

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 Guildhall 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:

C (65).

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 has been 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.

[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 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 which is 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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Ground Floor Plan

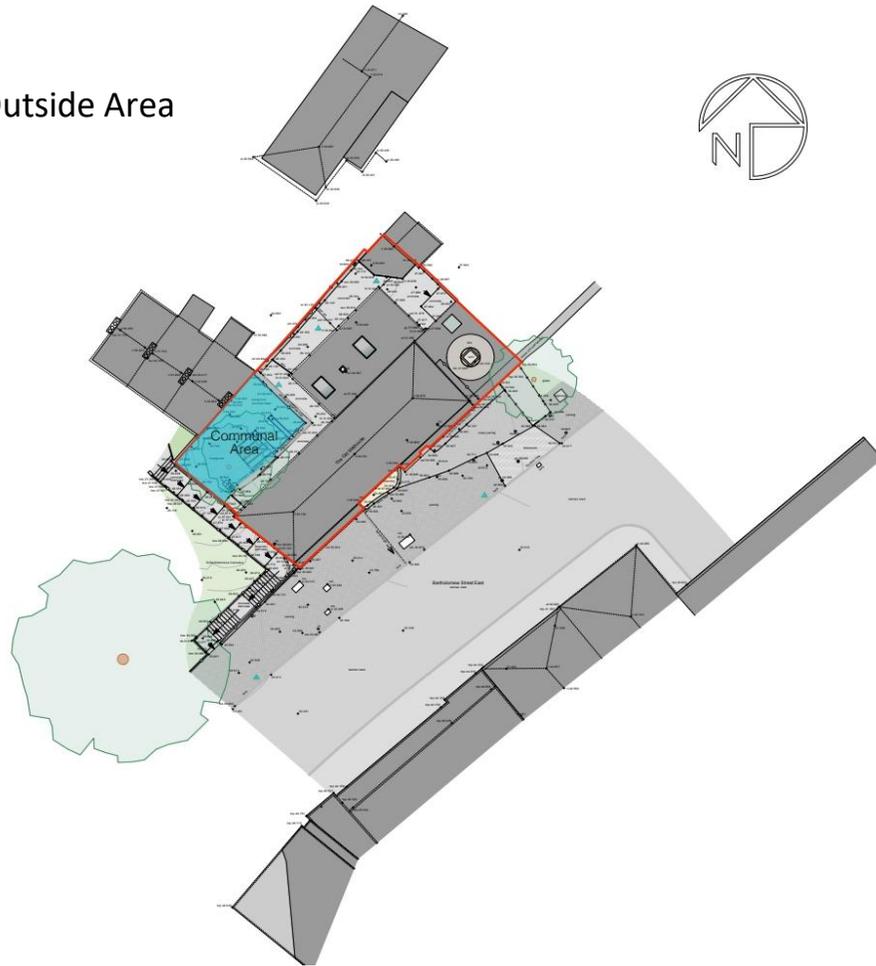


Lower Ground Floor



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

Outside Area



First Floor Plan



Areas
(In accordance with National Technical Housing Standards - GFA requirements)

Flat 1 = 50.05m ²
Flat 2 = 65.90m ²
Flat 3 = 62.82m ²
Flat 4 = 41.19m ²
Flat 5 = 72.05m ²
Flat 6 = 45.01m ²
Flat 7 = 64.40m ²
Communal Area = 149.40m ²

Windows are shown as dashed lines.
All new windows being sought through concurrent full application.

