



19 Southernhay West, Exeter, Devon, EX1 1PJ

To let

Viewing by prior appointment
with Jonathan Ling or
Vicky Bandyszewska

(01392) 202203

jonathan@sccexeter.co.uk

vicky@sccexeter.co.uk

Third floor, self-contained office suite

Approx: 488 sq ft / 45.3 sq m

100% small Business Rates relief

Prime office location close to other professionals and High
Street shops and café/restaurants

Rent: £4,400 per annum

Location

The building occupies a prominent position on Southernhay West in Exeter's prime office district. The Georgian terrace looks out across the mature gardens of Southernhay to the front and city wall and Exeter Cathedral to the rear. Southernhay occupiers including a number of professional firms such as Solicitors, Surveyors, Financial Advisors and Accountants as well as most of the city's high end Estate Agents.

It is situated adjacent to both the city centre's prime retail district and the Cathedral Green close to High Street shops, banks, restaurants and the Mercure Hotel, Premier Inn and Southernhay House Hotel.

The offices are also well positioned for access to one of the many large car parks within the vicinity of Southernhay and there is on street pay and display parking in front of the office.

Description

The property comprises a mid terrace Georgian building with a communal ground floor entrance with stair case giving access to all of the floors.

The property is on the third floor and consists of two main offices, store room, kitchen and w/c facilities.

Accommodation

The property has the following approximate net floor area:

488 sq ft / 45.3 sq m

Lease Terms

The property is available by way of a new lease by way of a contributory full repairing and insuring basis subject to a service charge for the upkeep and maintenance of the building.

The service charge is forecast to be approx: £1,200 p.a. for the year to March 2021.

Rent

£4,400 per annum.

Rateable value

The unit is assessed with a rateable value of: £3,500.

Small Business Rates Relief is available in respect of this property to qualifying companies and will offer 100% relief from business rates in the current year.

Energy Performance Certificate

An EPC certificate is available from the agents with a rating of E/105.

VAT

VAT is not chargeable to the rent or service charge.

Legal Costs

Each party are responsible for their costs incurred in the transaction.

Rent Deposit

A rent deposit may be required from prospective tenants subject to status.

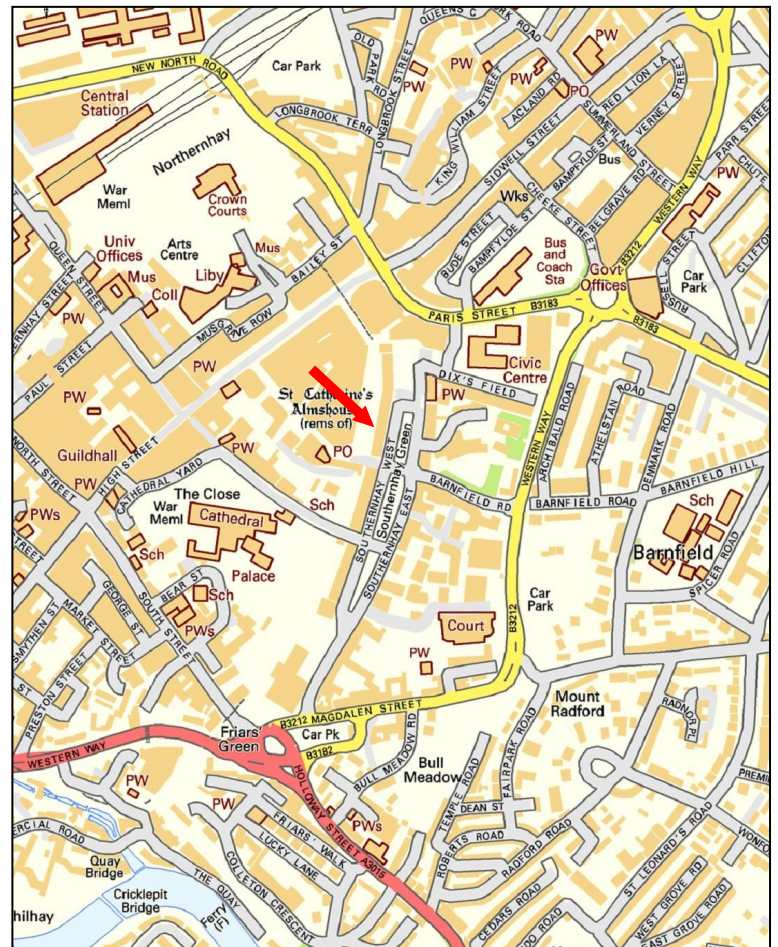
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling / Vicky Bandyszewska
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk
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