



stratton  
creber  
commercial

property consultants

# For sale / To Let

Viewing by prior appointment  
with

Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

**22 St. Davids Hill, Exeter, Devon,  
EX4 3RQ**

End-terrace building in prominent corner position

Close to city centre, Exeter College and railway stations

1,858 sq.ft (172.7 sq.m) on three floors, plus basement

Potential for extension / conversion

For sale: £325,000 (freehold) OR

To Let: £21,500 p.a. exclusive

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Situated in the St Davids district of Exeter, a historic and attractive suburb of the city which is home to Exeter College as well as a mix of residential, educational and other commercial occupiers.

The property is situated on the corner of Richmond Road and St Davids Hill. The city centre is 300 metres away (via the historic Iron Bridge), while Exeter Central railway station is around 300 metres away and Exeter St Davids station is around 600 metres away

## Description

An end-terrace, three storey period building, originally a private residence, later converted to offices and most recently in educational use. It sits in a parade of similar properties, which are mostly in residential use.

The building has a more modern single storey extension to side, and includes a small front garden area and private walled courtyard.

Internally, the original building is laid out as two rooms on each floor, on either side of the stairwell, off which are also situated WCs. The ground floor extension provides disabled WC facilities. The basement offers dry storage. See floor plans overleaf.

The property retains period features such as an ornate tiled floor in the entrance lobby and moulded ceilings. There is a gas-fired central heating system.

## Accommodation

The building has the following approximate Net Internal Areas:

Ground floor:	757 sq ft (70.3 sq m)
First Floor:	547 sq ft (50.9 sq m)
Second Floor:	555 sq ft (51.5 sq m)
<b>TOTAL:</b>	<b>1,858 sq ft (172.7 sq m)</b>

## Terms - freehold

The property is offered by way of a sale of the freehold interest at a price of £325,000.

## Terms - lease

A new lease is available, on full repairing and insuring terms, at an initial rent of £21,500 per annum exclusive. Other lease terms to be by negotiation.

## Planning

The property has most recently been in educational use, and other uses may require planning consent.

The building is not listed, but is situated in a conservation area.

## Development potential

The property is considered to have potential for enlargement through demolition of the single-storey extension to the side of the original building and construction of a full-height extension.

## Broadband/connectivity

A report on the internet services available at this address, and the relative speeds they may offer, is available on request.

## Business Rates

Assessed as 'training centre [non-residential]' with a rateable value of £16,000 and the rates payable in the year 2020/2021 are understood to be £7,984.00.

## Services

All mains utilities are connected.

## Energy Performance Certificate

Requested.

## VAT

The property is not elected for VAT, therefore VAT is not applicable to the sale price.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling

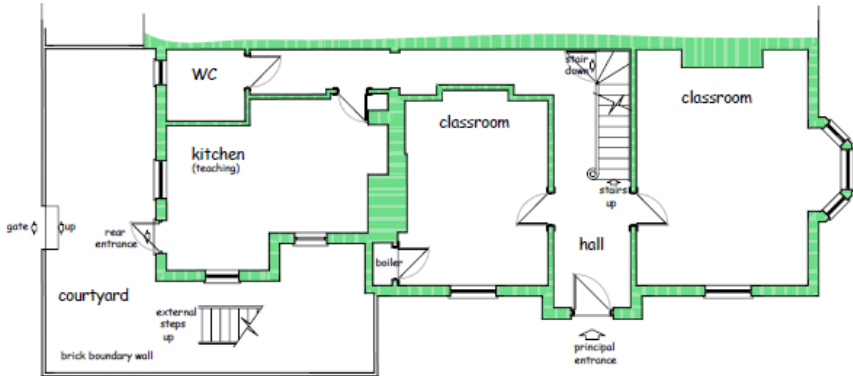
Tel: (01392) 202203

Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

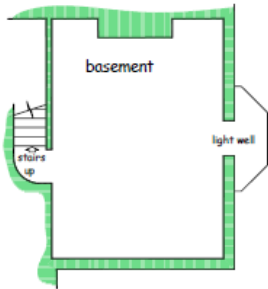




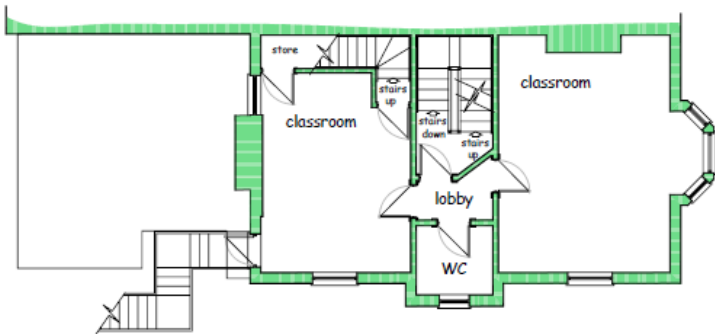




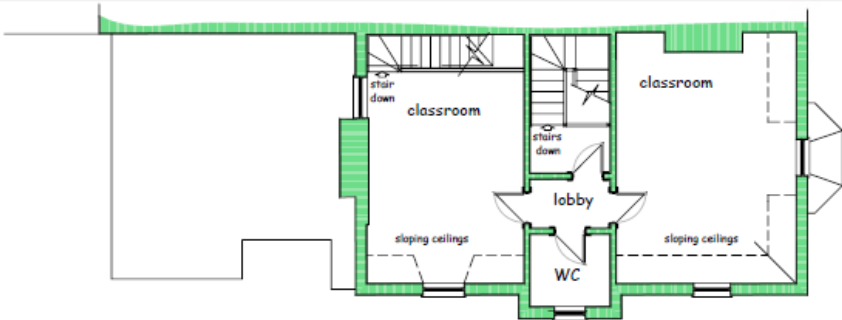
Ground Floor Plan



Basement



First Floor Plan



Second Floor Plan



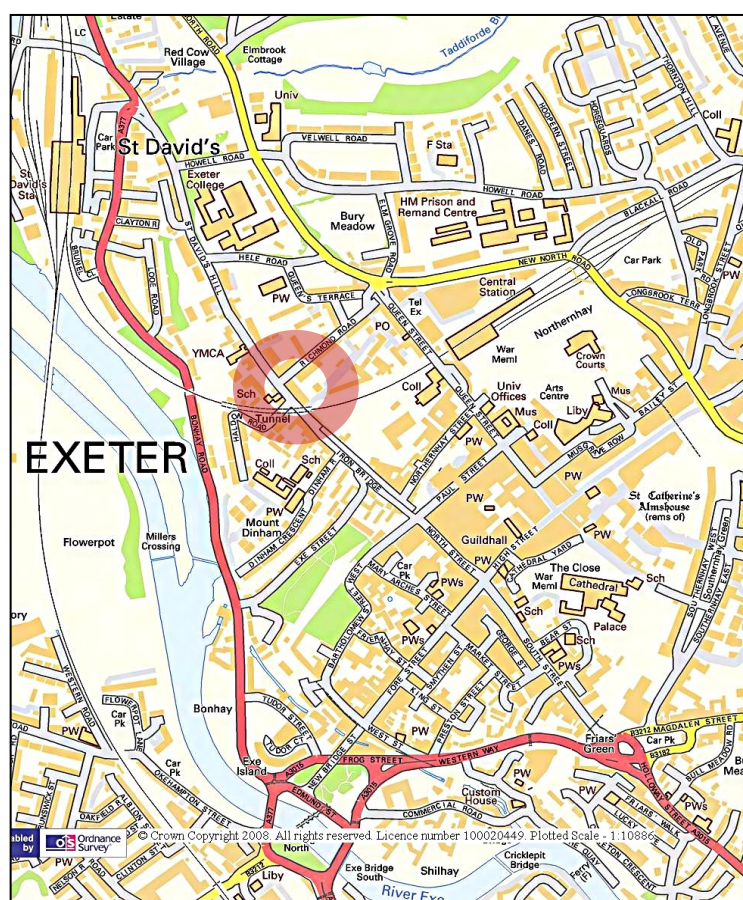
North East Elevation



North East

South West





### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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 or contract;

All descriptions, dimensions, reference to condition and necessary permissions 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 each of them;

iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.