



To let

27 Commercial Road, Exeter, Devon,
EX2 4BB

Viewing by prior appointment with
Jonathan Ling /
Vicky Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Character building close to the Quay and within walking distance of Exeter city centre

Self-contained accommodation on two floors

Suited to a variety of uses, subject to planning

Approx: 1,418 sq ft / 131.8 sq m

Secure outside area / parking space

Rent: £19,500 per annum

Location

The property is situated on Commercial Road in the Shilhay area of Exeter, close to Exeter Quay and approximately 10 minutes' walk from Exeter city centre. Directly opposite are Cricklepit Mill (HQ of Devon Wildlife Trust) and the Bishop Blaize public house.

Exeter's historic quayside is one of the most attractive areas of the city, offering a mix of independent shops, cafés and restaurants as well as a climbing centre, watersports activities and bike hire.

Description

The property forms the larger part of an attractive period office building, offering self-contained accommodation on ground and first floors. The building retains many original features including Gothic windows, stained glass, wrought iron columns, exposed beams, decorative floor tiling and Victorian staircase.

The layout comprises a fully open-plan ground floor, plus a main area on the first floor with a further room, a small kitchen and a WC leading off.

The property has an air source heat pump linked to a wet radiator system. Features also include security alarm, wall-mounted power and data sockets and fitted carpets throughout.

To the side of the building there is a securely gated and paved area which can be used either as an outside seating area or for the parking of one car.

Accommodation

The property has the following net internal floor areas:

Ground floor: 686 sq ft / 63.7 sq m

First floor: 732 sq ft / 68.0 sq m

Total: 1,418 sq ft / 131.8 sq m

Lease Terms

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis.

The initial annual rent is £19,500 per annum, payable quarterly in advance.

Business Rates

The property is currently assessed as 'shop and premises' has a rateable value of £13,000, and the rates payable in the year 2020/21 are understood to be £6,487.00.

For the period 6th April 2020 to 5th April 2021 retail premises with a rateable value of £51,000 or less will qualify for 100% Business Rates Relief.

Should the property be re-assessed for business rates in a non-retail category, this may affect both the rateable value and the rates relief which applies.

Energy Performance Certificate

An EPC has been requested and will be available shortly.

VAT

VAT is not currently applicable to the rent.

Permitted uses

The property is suitable for a variety of uses, and the current consent (planning ref. 10/0842/FUL) for use as an information centre permits other uses in class D1 (including training/education, childcare, museum and place of worship); other uses may require planning consent and/or landlord's consent.

Legal Costs

Both parties to bear their own legal costs.

Broadband

A report on the broadband packages available at this address, and the relative speeds they may provide, is available on request.

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 /
vicky@sccexeter.co.uk

Ground floor:



First floor (main room):

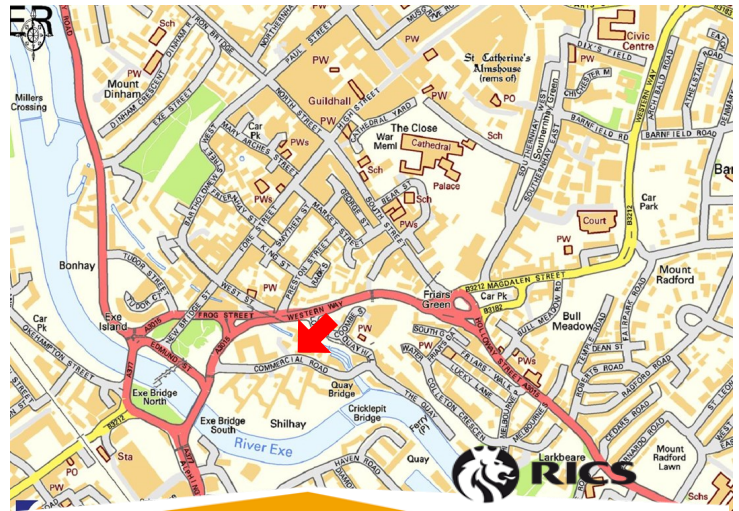
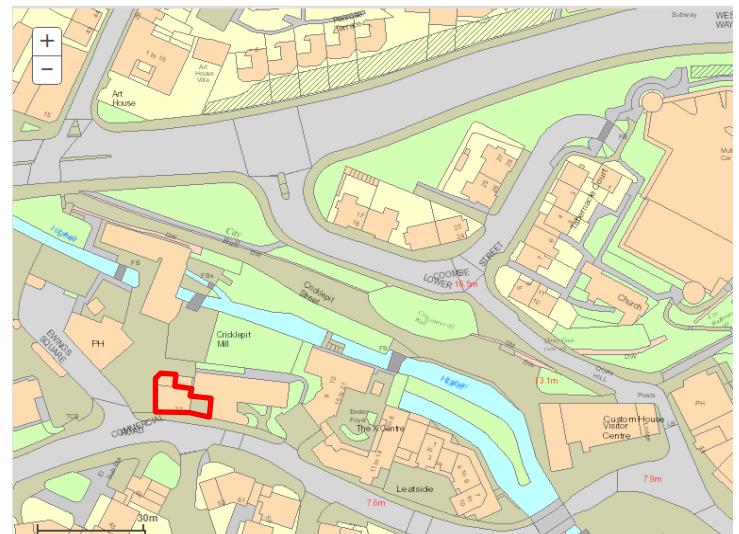
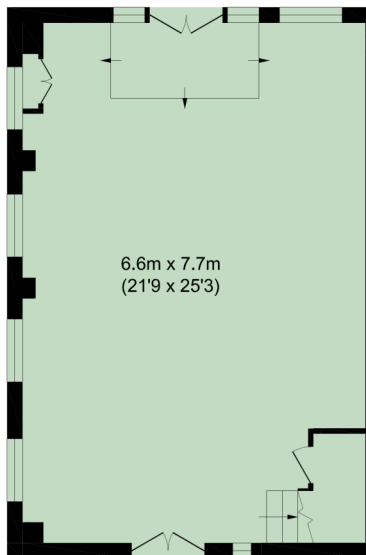
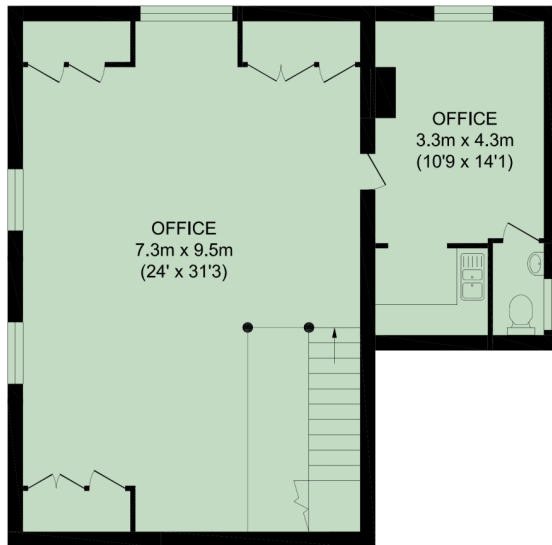


First floor (small room):



Outside seating area/secure parking:





27 Commercial Road, Exeter, EX2 4BB Approximate
internal area 153.7 Sq.M. - (1655 Sq.Ft.)
For identification only - Not to scale.

Exeter Office

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