



For sale / To let

Viewing by prior appointment
with

Jonathan Ling

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**13 Queens Terrace, Exeter, Devon,
EX4 4HR**

Period building retaining many original features

Close to city centre, Exeter College and railway stations

1,836 sq.ft (170.6 sq.m) on three floors, plus basement

Off-road parking

For sale: £425,000 (freehold)

To let: Terms on application

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, therapy/medical and other commercial occupiers. Exeter University's main campus is around 750 metres to the west, while Exeter's High Street is around 500 metres to the east.

The property is situated in an elegant square of period terraced buildings, close to the junction of Queen Street and New North Road, with its landmark Clocktower. There is a pay & display car park directly in front of the building, and both Central and St Davids railway stations are within walking distance.

Description

The building offers accommodation on four floors, from basement to second floor level, and there is the right to park 3-4 cars in a shared car park to the rear, accessed off New North Road.

The building retains many period features, including ornate windows, fireplaces and staircases. The building has been in commercial use for many years, and is adapted for office/training uses, with the specification of including carpets, a mix of recessed spot lighting and category-2 lights, night storage heaters, and security alarm.

The layout of each floor comprises a front room and slightly smaller rear room, plus kitchen and WC at basement level and further WC on the first floor. Floor plans are provided overleaf.

Accommodation

Approximate Net Internal Areas:

Basement:	425 sq ft	39.5 sq m
Ground floor:	489 sq ft	45.4 sq m
First floor:	446 sq ft	41.5 sq m
Second floor:	475 sq ft	44.1 sq m
TOTAL:	1,836 sq ft	170.5 sq m

Parking

The building is offered with rights to park in the rear car park, which is jointly owned with two other parties. The car park can accommodate around 12 cars in total.

There is a pay & display car park opposite the building.

Services

All mains utilities are connected and separately metered.

Freehold sale terms

The property is offered by way of a sale of the freehold interest at a price of £425,000.

Included in the sale of the freehold of the building is a joint share in the freehold of the rear car park.

New lease

Alternatively, a new lease will be considered on terms to be agreed.

Planning

The property has most recently been in educational use under planning consent 12/1678/FUL. It was previously in office use and is understood to retain consent for this use. Other uses may require planning consent, and you are advised to contact the Planning Department of Exeter City Council (01392 277888) for further information.

The building is Grade II listed and is situated in a conservation area.

Broadband/connectivity

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

Business Rates

Assessed as 'offices and premises' with a rateable value of £10,500 and the rates payable in the year 2020/2021 are understood to be £5,239.50.

Two parking spaces are separately assessed with a rateable value of £1,200; rates payable 2020/21 understood to be £598.80.

Small Business Rates Relief is understood to be available to qualifying companies in respect of both assessments above; contact Exeter City Council Business Rates department on 01392 277888 for confirmation.

VAT

The property is elected for VAT, therefore VAT is 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

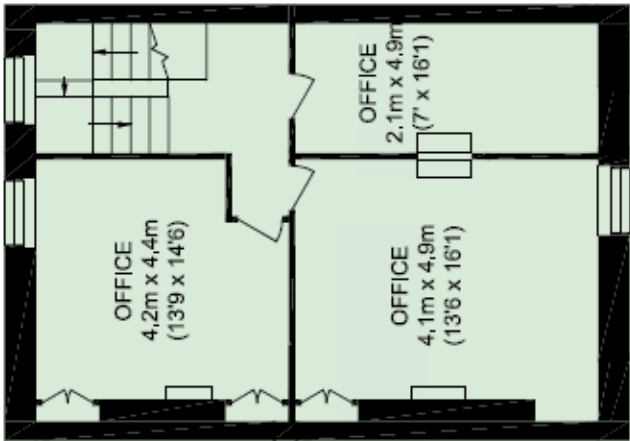
Contact: Jonathan Ling

Tel: (01392) 202203

Email: jonathan@sccexeter.co.uk







SECOND FLOOR



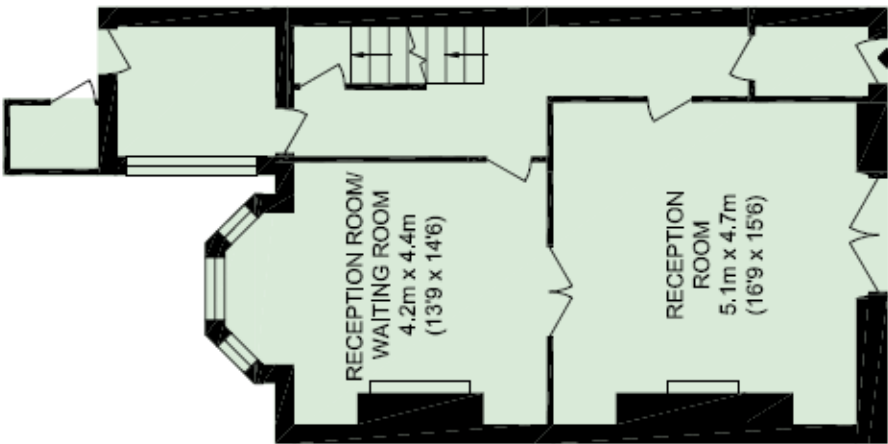
Ground floor



FIRST FLOOR



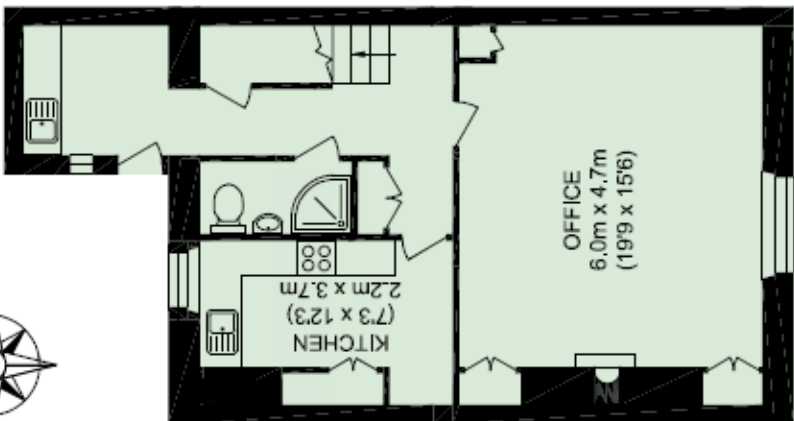
Ground floor



GROUND FLOOR



Third floor



BASEMENT



Basement





The Clocktower on junction of New North Road and Queen Street



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