

For sale

Nos. 39 (part) and 40 Southernhay East, Exeter, Devon, EX1 1PE

Viewing by prior appointment
with

Jonathan Ling

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Self-contained offices in prime city centre district

Character property with many period features

Net Internal Area: 1,988 sq.ft (184.7 sq.m)

Rights to one parking space

For sale: £535,000 (long leasehold)

Location

Southernhay is the heart of Exeter's city centre office district, and is situated a short distance from the principal shopping areas of Princesshay and High Street and the cafés and restaurants of Bedford Square and Cathedral Green. Occupiers include professional and medical/therapy businesses.

The property is situated on Southernhay East, in a prominent corner position. In close proximity are the Cosy Club restaurant, Rendezvous wine bar, a Premier Inn, a gym and the magistrates' courts, while other properties are in a mix of office and residential use.

The offices are well positioned for access to the many public car parks in the vicinity of Southernhay, and on-street parking is available to the front of the building.



Description

The property is a self-contained office comprising the ground floor of No.39 and the whole of No.40 (on ground, first and second floors). The terrace (Nos. 38-40) has undergone major renovation and alteration in recent years, with the majority now being in residential use.

The layout comprises five rooms on the ground floor, three rooms on the first floor and two rooms on the second floor. There are WCs on ground and first floors, and a kitchen on the first floor. Floor plans are provided overleaf.

The building dates from the late 17th or early 19th century, and has many period features including period fireplaces, stained glass in the front door, and wooden floorboards (which could be exposed but are mostly carpeted). The property also has gas-fired central heating, category-2 lighting and ample power points.

Given the nature of the property and the location (in close proximity to hotels, bars and restaurants), it would suit a number of other commercial uses as well as residential use, subject to the necessary consents.

Accommodation

Approximate Net Internal Areas:

Ground:	931 sq.ft	86.5 sq.m
First floor:	660 sq.ft	61.3 sq.m
Second floor:	397 sq.ft	36.9 sq.m

Total NIA:	1,988 sq.ft	184.7 sq.m
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Parking

The property has exclusive rights to one parking space in the car park to the rear.

Services

All mains utilities are connected and separately metered.

Planning

The property's established use is as offices, and other uses may require planning consent. You are advised to contact the Planning Department of Exeter City Council for further information (01392 277888).

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 £18,250, and the rates payable in the year 2020/2021 are understood to be £9,106.75.

The parking space is separately assessed with a rateable value of £1,500 and rates payable understood to be £748.50; contact Exeter City Council Business Rates department on 01392 277888 for confirmation.





Service charge

The property pays service charges in respect of the maintenance of the exterior as well as an estate charge relating to the car park to the rear; details on request.

Lease terms

The property is held by way of a lease from 2017, expiring on 6th June 3011 (990 years remaining) at a peppercorn rent. The lease permits its use as offices or residential or any other uses which are permitted by planning law, except restaurant use.

The lease contains rights to park one car in the shared car park to the rear of the property.

Sale terms - vacant possession

The property is offered by way of a sale of the long leasehold interest with vacant possession at a price of **£535,000**.

Energy Performance Certificate

Requested.

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:

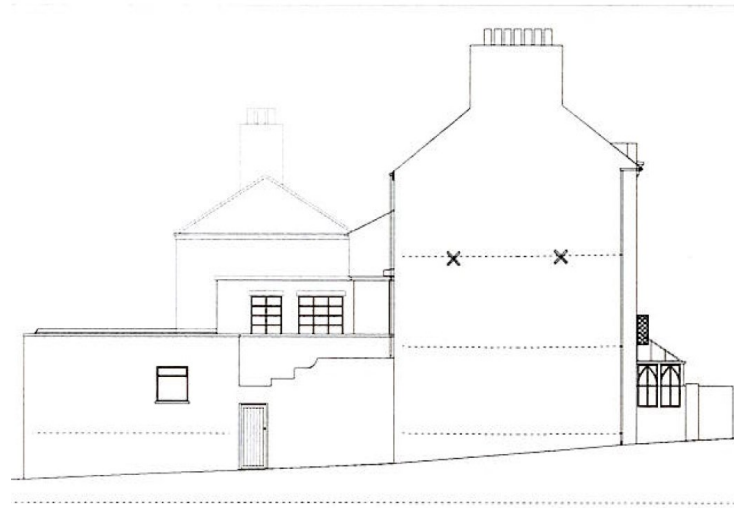
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling

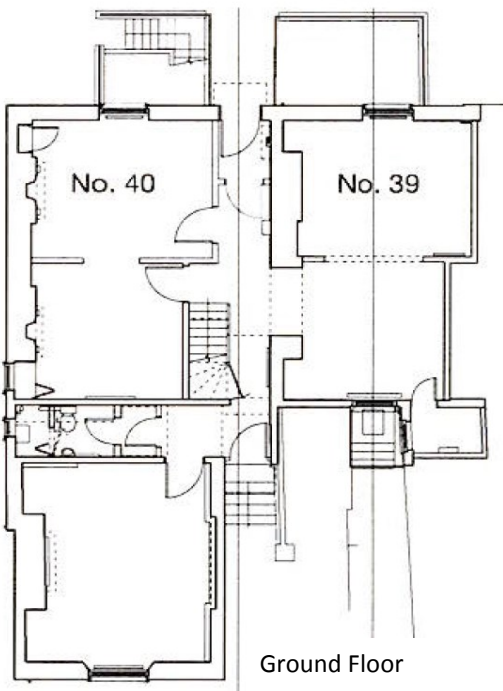
Tel: (01392) 202203

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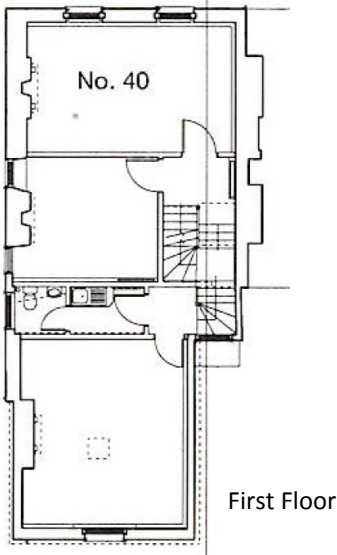
North Elevation



Ground Floor



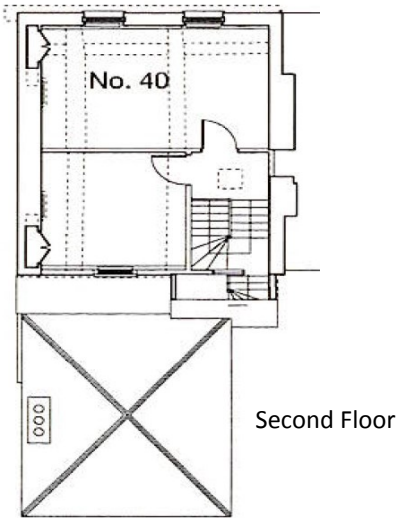
East Elevation



First Floor



South Elevation



Second Floor



Exeter Office

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