



For sale

**1st floor, Exeter Bank Chambers,
67 High Street, Exeter, Devon, EX4 3DT**

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Office suite in substantial former bank building

In prime city centre location, on High Street and with
views of cathedral and Cathedral Green

Net Internal Area: 960 sq.ft (89.2 sq.m)

Mainly open-plan offices with contemporary finishes

Fibre optic connected

For sale: £250,000 (long leasehold)

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Location

Exeter Bank Chambers (67 High Street) forms part of the former City Bank building, which fronts High Street on one side and Cathedral Green on the other. It is situated in the heart of the city centre, opposite the main entrance to the Guildhall Shopping Centre in the prime retail district.

Many city bus services pass along High Street, while park and ride services terminate at the bus station, around 450 metres away. Exeter Central Railway Station is around 400 metres away. Ample short-stay car parking is available in several nearby multi-storey car parks, and all-day parking is offered at the NCP car park in Guinea Street, around 100 metres away.

Description

Exeter Bank Chambers (67 High Street) comprises the upper floors of the High Street-facing side of the former City Bank building. Access is via a door on High Street, leading to a substantial and ornate staircase which serves the first and second floors. The offices on the first floor are available.

The suite has large sash windows overlooking both High Street and Broadgate, and tall ceilings. It is mostly open-plan, with the exception of a meeting room, and is self-contained with its own entrance lobby, WC and kitchen point within the open-plan office space (see floor plan overleaf). The interiors offer a contemporary feel, and were fitted around 14 years ago.

The specification of the offices includes gas-fired underfloor heating, wooden flooring, LED spot lighting and perimeter trunking. The kitchen units include fitted appliances (coffee maker, fridge and oven).

Accommodation

The suite has an approximate Net Internal Area of 960 square feet (89.2 square metres).

Services

All mains utilities are connected and separately metered.

Sale terms

The property is offered by way of a sale of the long leasehold interest at a price of £250,000.

The lease is for a term of 999 years, expiring on 3rd January 3004, at a peppercorn rent. The lease permits use of the property as offices.

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.

There is a dedicated fibre optic line into the suite, the contract for which the incoming occupier may wish to adopt.

Business Rates

Assessed as 'offices and premises' with a rateable value of £11,750, and the rates payable in the year 2020/2021 are understood to be £5,863.25.

Small Business Rates Relief is understood to be available to qualifying companies in respect of this property, and would reduce the rates payable to nil in the current year; contact Exeter City Council Business Rates department on 01392 277888 for confirmation.

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

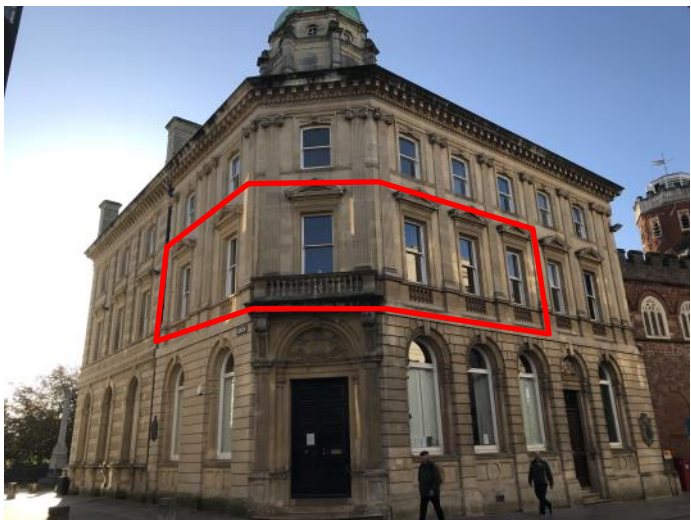
Strictly by appointment through the sole agents:

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

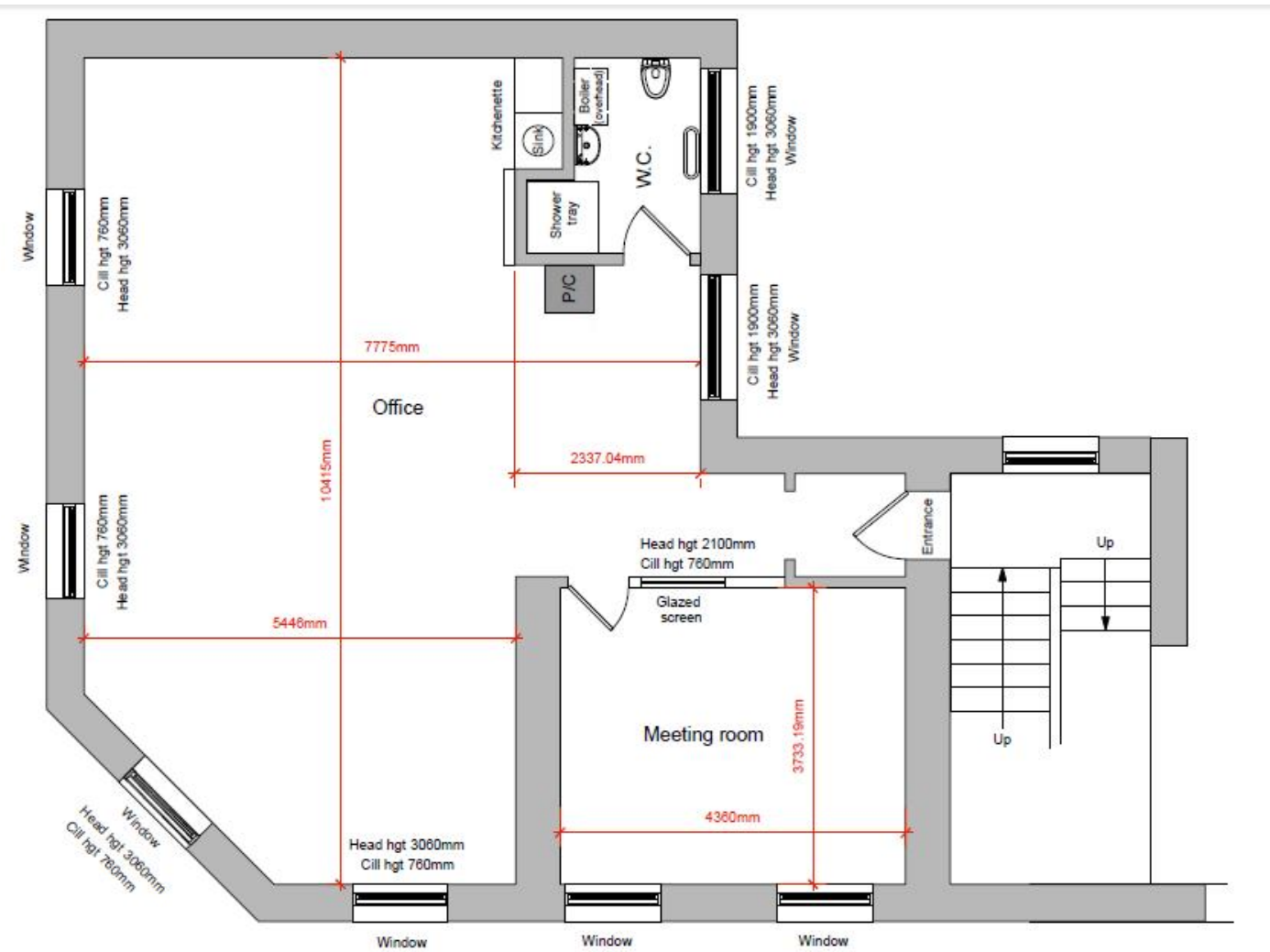
Contact: Jonathan Ling

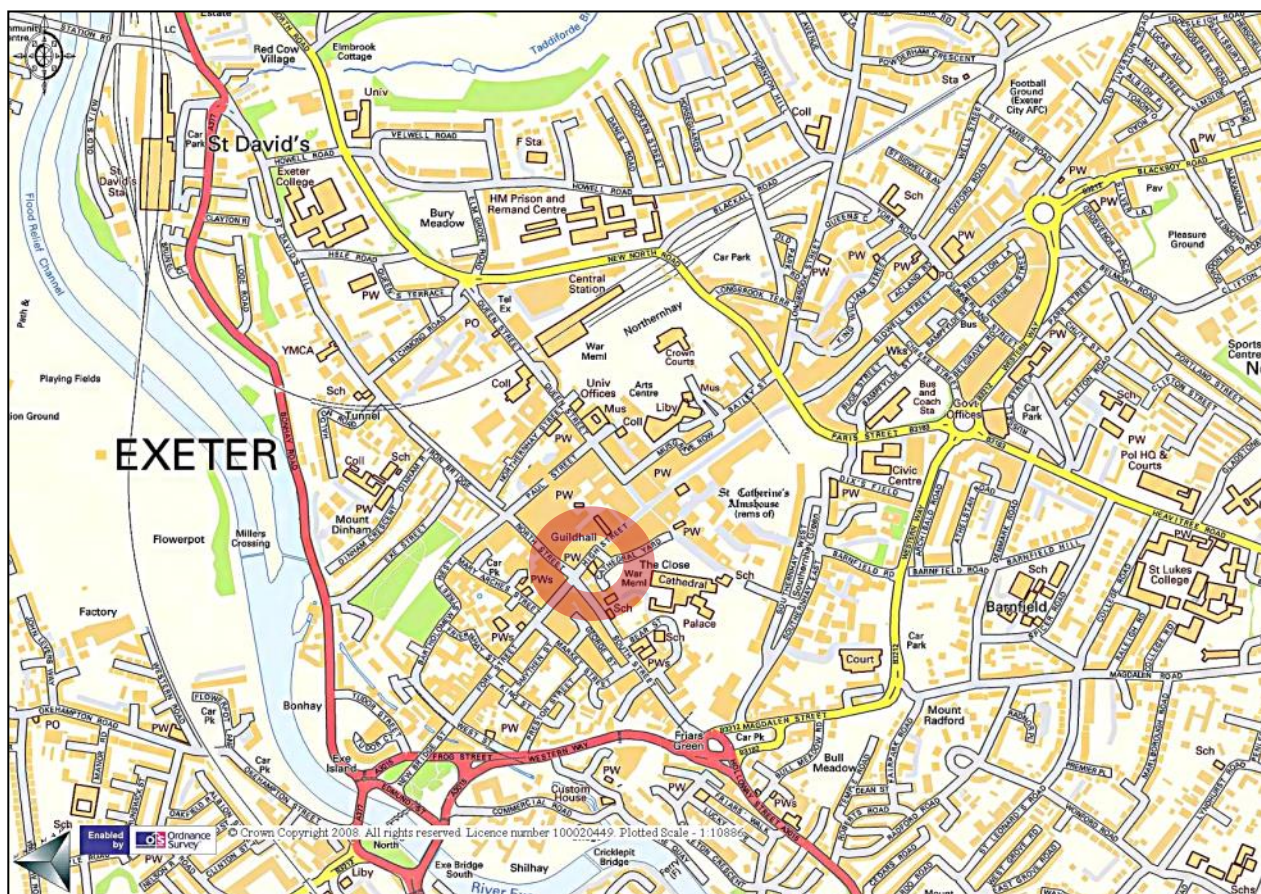
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