



To let

Ground floor, 16 Southernhay West, Exeter,
Devon, EX1 1PJ

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor office suite in prime business district, with
optional lower ground floor offices/stores

Ground floor: 3 rooms, total 608 sq.ft (56.5 sq.m)

Optional parking to rear

Lease to September 2023, or longer by agreement

To let: from £8,950 p.a. exclusive

strattoncrebercommercial.co.uk

Location

Southernhay is Exeter's prime city centre office district in close proximity to the amenities of Princesshay, High Street and Cathedral Green.

No. 16 is located in the middle of the well-preserved Georgian terrace which fronts Southernhay between the junction with Cathedral Close (leading to Cathedral Green) and Bedford Street (leading to the Princesshay Shopping Centre and High Street). It overlooks the Roman city wall to the rear and the public gardens of Southernhay to the front.

Description

The ground floor suite comprises three rooms, each of which is accessed from the common lobby. The two larger rooms are connected, while the small rear room is separate.

The suite currently houses a solicitor's practice and is suited to office uses, or other commercial uses at the landlord's discretion. It has large display windows facing Southernhay West, and the suite also has rights to occupier signage on the building frontage.

The suite has shared use of WC facilities on the half landings as well as a large kitchen on the lower ground floor.

Parking

There is the option of a parking space in the car park to the rear of the building, by way of a separate licence on terms to be agreed.

Accommodation

The ground floor offices have a Net Internal Area of 608 sq.ft (56.5 sq.m).

Further space may be available on the lower ground floor, and details are available on request.

Lease Terms—Assignment

The offices are offered by way of an assignment of the current lease, which is on contributory full repairing and insuring terms (a service charge applies).

The annual rent is **£8,950 per annum exclusive**, which is fixed to the end of the lease on 30th September 2023.

Lease Terms—New Lease

Alternatively, a new lease may be available for a longer term, by agreement with the landlord. Rent and other terms to be negotiated.

Service Charge

A service charge applies in respect of shared costs including building maintenance, buildings insurance, shared utilities and maintenance of common parts. The service charge in the current year is understood to be £5,787.50, which is inclusive of all mains utilities to the suite.

Business Rates

The suite has a rateable value £7,600; rates payable currently £3,792.40.

Small Business Rates Relief is available to qualifying companies in respect of this suite and would reduce the rates payable in the current year to nil; please ask the Agents for details.

VAT

VAT is not applicable to the rent.

Broadband/connectivity

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

Legal Costs

Both parties to bear their own legal costs in the transaction. In the case of an assignment of the current lease, the assignee to pay 50% of the landlord's legal costs in granting consent to the assignment.

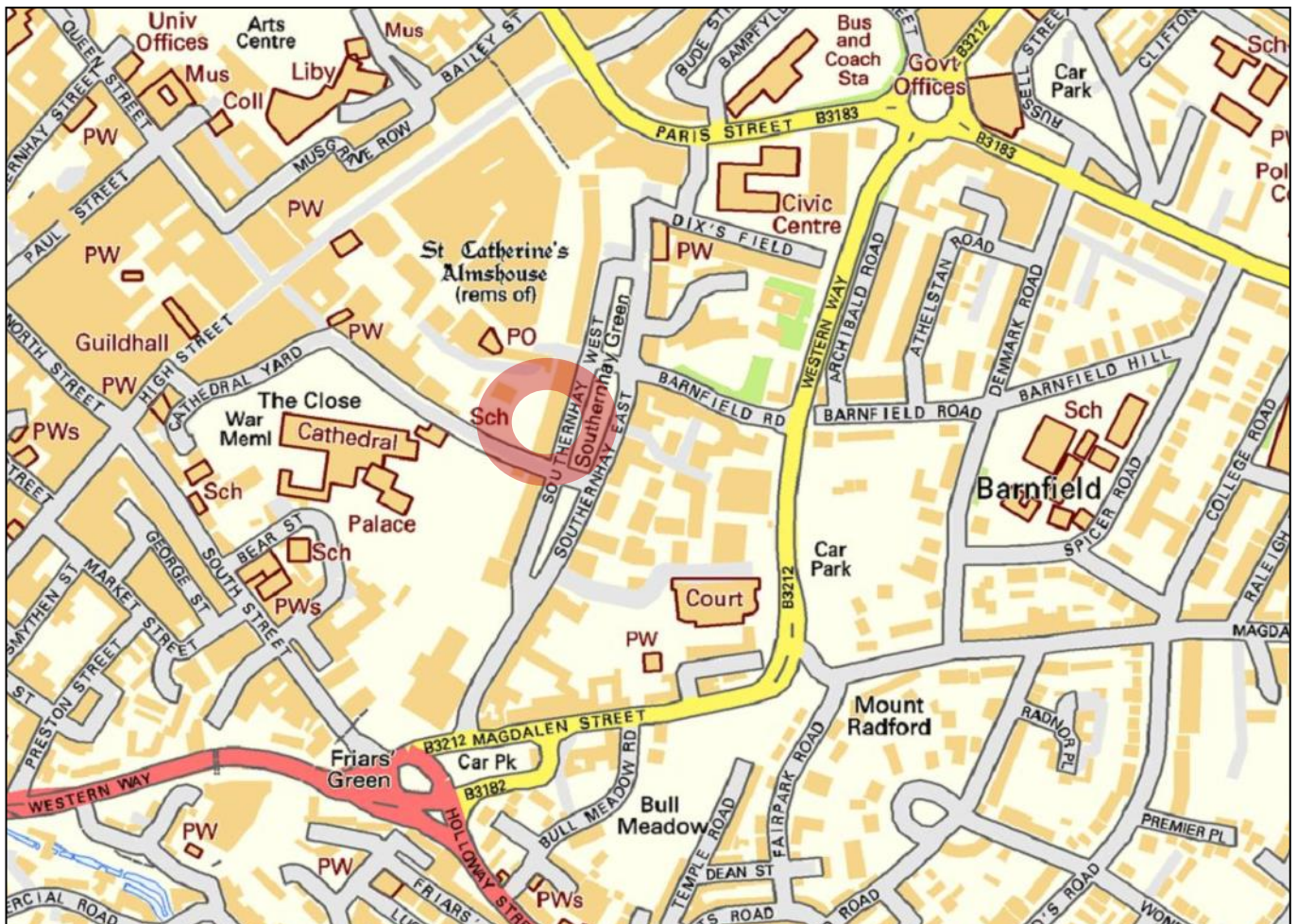
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling / Vicky Bandyszewska
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