



For sale

Zenith Lodge, Magdalen Road, Exeter, Devon, EX2 4TE

Viewing by prior appointment with
Jonathan Ling / Tom Churchward

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Distinctive, self-contained office in prominent position close to city centre

1,092 sq.ft (101.6 sq.m) over two floors

Two parking spaces

Potential for residential or other uses (subject to planning)

Freehold guide price: £265,000

strattoncrebercommercial.co.uk

Location

Zenith Lodge is situated in the popular and affluent inner suburb of St. Leonards in Exeter. The property fronts Magdalen Road, an arterial route connecting the city centre with the M5 junctions to the east of the city. Around 150 metres from Zenith Lodge is a parade of shops which includes a mix of artisan and independent retailers. Exeter School is around 0.4 miles away.

The prime office district of Southernhay, as well as the shopping and dining quarters of High Street, Cathedral Green and Princesshay are around 1/2 mile away.

Description

Zenith Lodge forms part of Zenith, a mixed residential and office development comprising an early 20th Century building in art deco style which was substantially rebuilt and reconfigured approximately 15 years ago.

The accommodation is arranged on two floors with the ground floor comprising an entrance hall, WCs (including disabled), kitchenette and open-plan office. On the first floor there is a split level, open-plan office with dual aspect and feature bay window.

The offices are well presented and finished to a high specification with the following features:

- Full gas-fired central heating
- LED Lighting
- Suspended ceilings to part
- Floors part carpeted and part tiled
- Feature wooden staircase

Zenith Lodge has two dedicated parking spaces directly in front.

Accommodation

Approximate Net Internal Areas as follows:

Floor	Description	Sq.m	Sq.ft
Ground	Offices, kitchen	43.35	465
First	Offices	58.27	627
Total		101.62	1,092

Planning

The property is assumed to have consent for uses within Class E, including offices, medical, fitness and childcare.

The property may be suited to conversion to a residential unit, and interested parties are advised to confirm with the local planning authority what consents would be required.

Price

The freehold is offered, with vacant possession, at a guide price of **£265,000**.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D.

Business Rates

The property has a rateable value of £9,300 and the rates payable in the year 2021/22 are understood to be £4,566.30.

Small Business Rates Relief is understood to be applicable to qualifying companies in respect of this property. You are advised to clarify with Exeter City Council's Business Rates department.

VAT

VAT is applicable to the purchase price.

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.

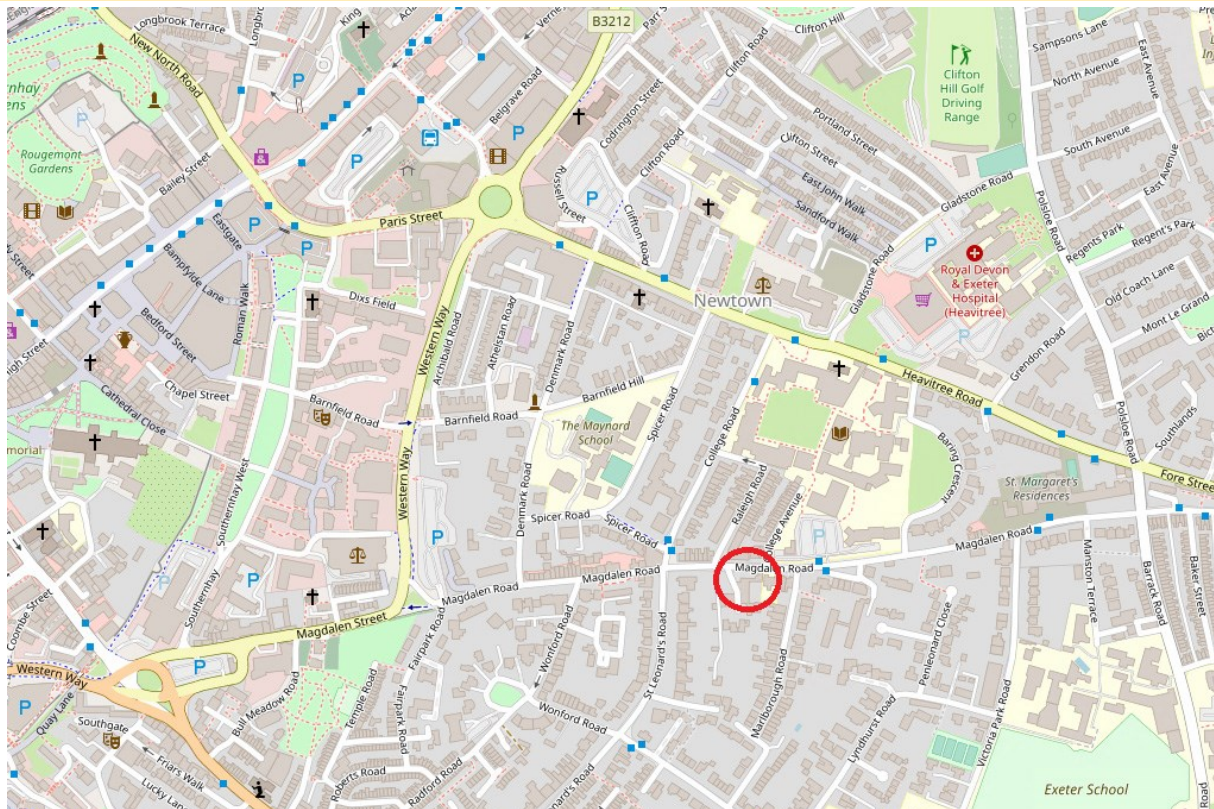
Viewing & Further information

Strictly by appointment through the sole agents:

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

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