

FOR SALE



# BEAUFORT HOUSE

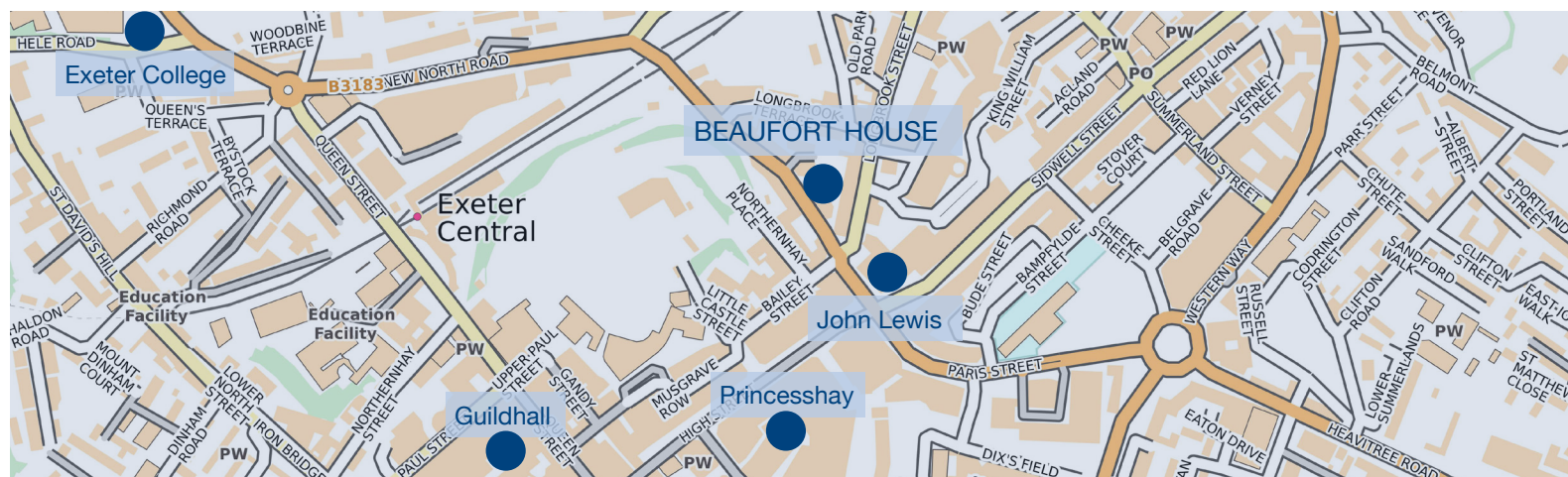
51 NEW NORTH ROAD, EXETER EX4 4EP

- MODERN CITY CENTRE FREEHOLD OFFICE BUILDING.
- SUITABLE FOR OWNER OCCUPATION, INVESTMENT OR REDEVELOPMENT SUBJECT TO CONSENT.
- GUIDE PRICE £3.0 MILLION.
- CAPITAL VALUE £103 PSF.

29,187 SQ FT (2,711.5 SQ M) 0.26 ACRE / 0.10 HA SITE

# BEAUFORT HOUSE

51 NEW NORTH ROAD, EXETER EX4 4EP



## LOCATION

Beaufort House is located on New North Road, close to Exeter High Street and John Lewis. The adjoining buildings are a mix of offices, retail, including restaurants and student accommodation.

Both the central bus station and railways station are within 300m of the building. It sits behind the High Street, within 50 metres of John Lewis and the Princesshay Shopping Centre development. St Sidwells Point, the new leisure development is within 350 metres of the building as is the VUE cinema Exeter.

Exeter is an attractive Cathedral and University city and is the main commercial centre and county town of Devon. It is located 45 miles north east of Plymouth, 81 miles south west of Bristol and 175 miles west of London. Exeter has a primary catchment population of 508,000 people ranking it 26th in the UK. The population has an above average proportion of people characterised in the more affluent A and B social groups with the University ranked in the top 10 within the UK and is home to more than 28,000 students.

## THE BUILDING

Beaufort House was constructed in the late 1980s and is arranged over four floors with secure undercroft parking. Over time the floors have been sub-divided to provide a variety of office suites.

The main features include:

- 24 no. parking spaces.
- Ground floor reception (currently manned).
- Two passenger lifts.
- W.C and shower facilities.
- Raised access floors and suspended ceilings throughout.
- Kitchen facilities to each floor.
- Air conditioning to some suites.

## ACCOMMODATION

Beaufort House comprises a total net internal floor area of 29,187sqft (2,711.5 sqm). Please see the individual floor areas of the suites in the attached tenancy schedule.

## TITLE

The property is held freehold under Title Ref DN 184469. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements all or any other like rights whether they are mentioned in these particulars or not.

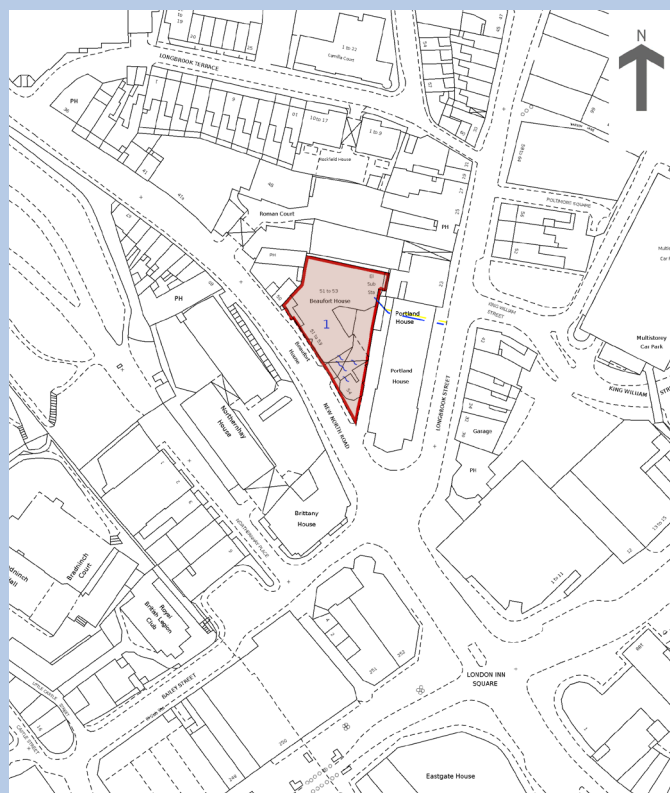
## TERMS

- A guide price of £3.0 million.

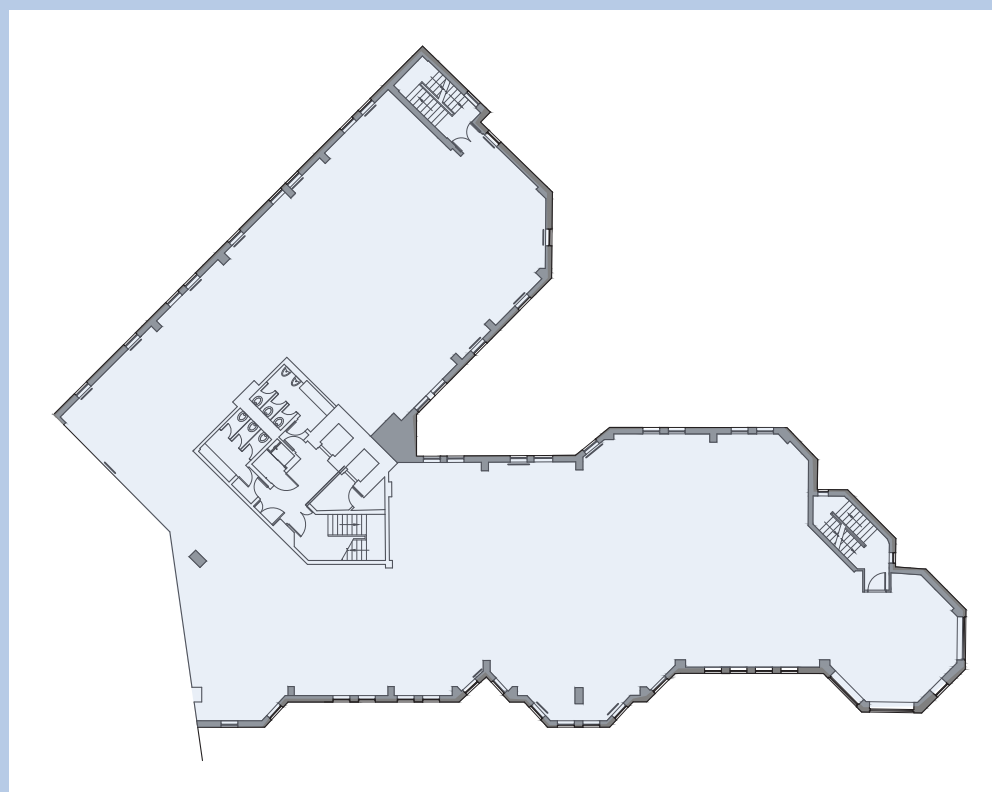
# BEAUFORT HOUSE

51 NEW NORTH ROAD, EXETER EX4 4EP

## TITLE PLAN



## INDICATIVE FLOOR PLAN SECOND FLOOR



# BEAUFORT HOUSE

51 NEW NORTH ROAD, EXETER EX4 4EP



## SERVICES

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## PLANNING

We are advised that the accommodation has planning consent for office use. Enquiries should be made to the Planning Department of Exeter City Council regarding the suitability for this or any change of use. Tel: 01392 277888 or <https://exeter.gov.uk/>.

## BUSINESS RATES

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the sale. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

The transaction should qualify to be dealt with as a Transfer of a Going Concern (TOGC) in which case VAT would not be payable on the purchase price.

## DATA ROOM

More detailed information relating to the building is available on request.

## EPC

The property benefits from an EPC rating of C (66). A copy of the certificate is available on request.



## BEAUFORT HOUSE

51 NEW NORTH ROAD, EXETER EX4 4EP

## TENANCIES

A schedule of tenancies is shown below

Location	Tenant	Area Sqft	NIA %	Lease Start	Lease Term	Lease Expiry	Next Review	Rent PA	Rent PSF	Car Parking Spaces	Rate Per Space	Service Charge 1 Allocation*	Service Charge 2 Allocation*	Comments
Car Park Spaces 5&6	Rightside Financial Services	-	-	27/6/2019										
The Octagon	Smart Estate Agent	431	1.5	15/04/2016	6	15/04/2022		£8,000.00	£18.56			1.47		Tenant has ceased trading from the premises and will not be renewing.
Ground Floor	Vacant	2,251	7.7											Under offer on a 12 month licence. Net rent £24,000 p.a. to the VITA Group.
Part Ground	Vacant	2,885	9.9									19.53	19.82	
First Floor	Link Market Services Limited	7,437	25.6	01/04/2013	10	01/04/2023		£90,000.00	£12.10	6	£1,250.00	25.61	25.98	RPI service charge cap means a Landlord liability of circa £6,500.
Part Second Floor South	Vacant	1,070	3.7									3.6	3.66	
Part Second Floor South	Vacant	3,433	11.8									11.55	11.73	
Second Floor North	Vacant	2,782	9.6									9.99	10.13	
Third Floor North	Pearson Assessments Ltd	2,928	10.1	08/09/2017	10	07/09/2027	08/09/2022	£35,150.00	£12.00			8.75	8.88	
Third Floor South	Vacant	2,608	9.0									13.4	13.6	
Part Third Floor South	Vacant	1,286	4.4											
Fourth Floor	Rightside Financial Services	1,952	6.7	27/06/2019	5	26/06/2024		£25,376.00				6.1	6.2	
		Total SQ FT* 29,063	100					Total Rent Passing £158,526.00				100	100	

## FURTHER INFORMATION

Please contact the joint agents:



Noel Stevens

[nstevens@alderking.com](mailto:nstevens@alderking.com)

Tel: 07974 156 869



Damian Cook

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

Tel: 01392 202203

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.