



1 Cathedral Close, Exeter, Devon, EX1 1EZ

For sale

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Iconic landmark city centre building

Overlooking the Cathedral green and next to the High Street

Accommodation arranged over five floors

Potential for a variety of uses (STP)

Rare opportunity to acquire one of Exeter's most historic buildings

Guide Price: £625,000 freehold

strattoncrebercommercial.co.uk

Location

The property is situated in a prime city centre location overlooking the Cathedral green and close to Exeter High Street and Princesshay Shopping centre.

Nearby occupiers include Cote Brasserie, Waterstones, Loake shoes, The Ivy restaurant and a number of independent boutique traders.

The Cathedral is an area popular for both businesses and high end residential dwellings.

Description

This is an unique opportunity to purchase a "trophy" building full of history and character on the sought after Cathedral area of Exeter close to the Central Business District of Southernhay, Exeter High Street and Princesshay Shopping Centre.

The property often referred to as 'Mols Coffee House' was opened by an Italian called Mol in the 16th Century. In addition it is also stated that Elizabethan seafarers Drake, Raleigh and Hawkins met in the 1st floor oak panelled room to discuss victory over the Spanish Armada. Further historic information can be found on the following web site: www.exetermemories.co.uk/em/molcoffee.php.

No 1 Cathedral Close is a landmark Grade I listed building with the accommodation arranged over 5 floors currently arranged as ground and first floor sales, ground floor storage and second and third floors, staff area, offices and stockroom/stores. The basement provides additional storage, staff kitchen and wc facilities.

The property is full of potential suitable for a variety of uses both commercial and residential subject to the necessary planning consent.

Accommodation

The property comprises the following approximate floor areas:

Description	Sq.ft	Sq.m
Ground floor sales	339	31.51
Ground floor store	302	28
First floor sales	464	43.13
Second floor kitchen, office and storage	330	30.63
Third floor office	436	40.51
Lower ground floor storage and staff /wc facilities	285	26.44
Total:	2,155	200.22

Guide Price

£625,000.

Energy Performance Certificate (EPC)

Further information is available from the agents.

Business Rates

Rateable value: £26,750.00
Rates payable 2022/23: £13,348.25

For the year April 2022-March 2023, 50% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

VAT is not chargeable to the price.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk





Architectural floor plans for the first, second, and third floors of a building. The plans show the layout of rooms, corridors, and stairs. A north arrow is located to the left of the plans. The first floor is labeled 'FIRST FLOOR', the second floor 'SECOND FLOOR', and the third floor 'THIRD FLOOR'. The plans also include labels for 'BASEMENT' and 'GROUND FLOOR'.

SCALE: From the plan to be scaled, the above scale bar must measure correct, e.g. 10 Centimeters when printed

www.legallez.co.uk

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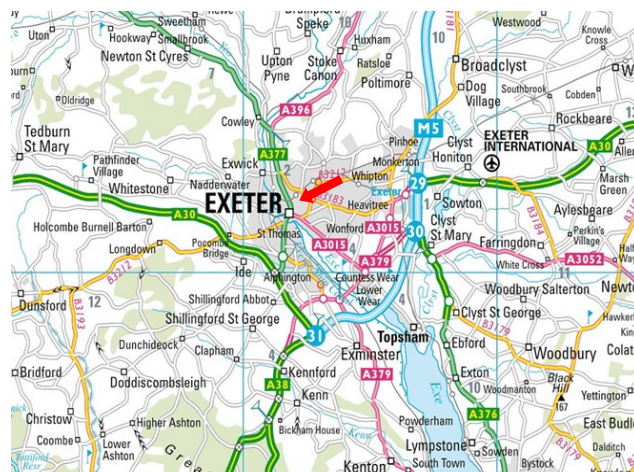
Exeter



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Experian Goad Plan Created: 23/03/2022
Created By: Stratton Creber Commercial

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Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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