



For sale / To let

Gater House, Gater Lane, 36A South Street,
Exeter, Devon, EX1 1ED

Substantial city centre commercial property

Available for sale or to rent

Suit various uses including offices, leisure, retail, medical or cafe

Potential for residential (subject to planning)

Accommodation arranged on 3 floors totaling 3,072 sq ft (286 sq m)

New lease available at £22,000 per annum or alternatively
long lease for sale £265,000

strattoncrebercommercial.co.uk

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

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Location

The property is situated within the heart of the city centre located directly behind OPA Greek Restaurant & Bar and adjoining the Wetherspoons public house, known as George's Meeting House. The premises are ideally situated for various commercial uses being close to South Street and the Mercure Southgate Hotel. Exeter's prime office district of Southernhay is also within easy walking distance.

Description

The property comprises a semi-detached building with the accommodation arranged on 3 floors and is currently occupied by a dance school.

The building is suitable for a variety of uses including offices, medical, educational purposes, complimentary health, café or leisure facilities including Yoga, Podiatry etc.

On a long leasehold basis the property has potential for conversion to residential accommodation subject to the necessary planning consent.

The current layout provides a number of meeting rooms, studios, offices, consulting rooms, storage and kitchen.

There are male and female w/c facilities on the first and second floors. The property benefits from gas fired central heating together with a fire alarm system.

Accommodation

The property comprises the following approximate net internal floor areas:

Floor	Sq.ft	Sq.m
Ground floor	1,064	99
First floor	996	93
Second	1,013	94
Total net internal floor area:	3,072	286

Proposal

Leasehold

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis at a rent of £22,000 per annum.

Long lease

The property is available by way of a 125 year lease from 1st April 2005 at a peppercorn rent at a price of **£265,000**.

Energy Performance Certificate (EPC)

An EPC is available and the rating is D/85.

Business Rates

The property has a rateable value of £12,750.

VAT

VAT is not applicable to the rent or purchase price.

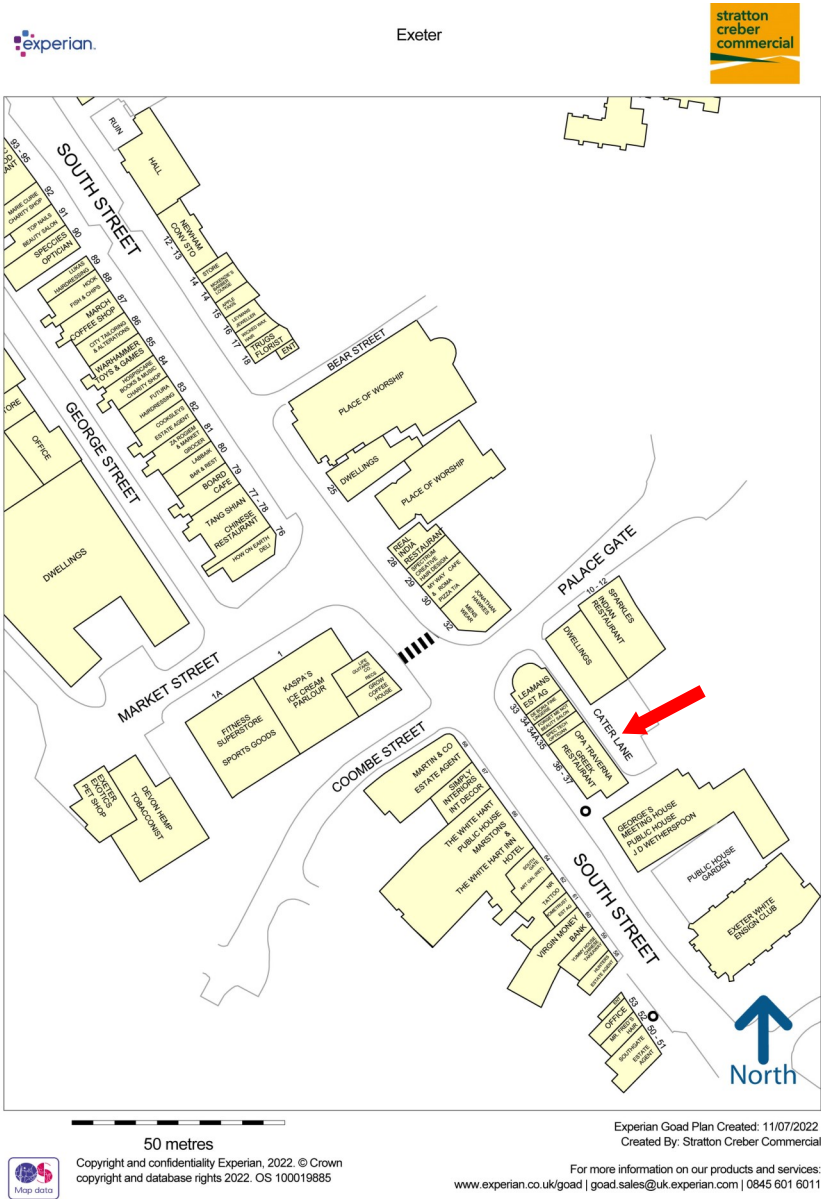
Viewing & Further information

Strictly by appointment through the sole agents:

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