



83- 84 Queen Street 3rd Floor, Exeter, Devon, EX4 3RP

**TO LET: £10,000
Per Annum**

**897 Sq Ft
(83.33 Sq M)**

Open plan suite in imposing period building

Bright space with high ceilings and period features

Totalling 897 sq.ft (83.3 sq,m)

Suited to various commercial uses, subject to planning

To let: £10,000 p.a. exclusive

Location

Situated on Queen Street, around 200 metres from Exeter's High Street, 400 metres from Cathedral Green and directly opposite the Guildhall Dining Quarter. The High Street, city centre car parks and Exeter Central Railway Station are all within close proximity, as is the "Cultural Quarter" with Central Library, Royal Albert Museum and Phoenix Arts Centre.

Description

A 3rd floor suite, accessed via staircase and landing. The suite is mainly open plan with high ceilings and period features. A toilet and kitchenette are also demised to the suite.

Accommodation

	Sq Ft	Sq M
TOTAL	897	83.33

Tenure

Offered by way of a new lease, on contributory full repairing and insuring terms, on terms to be agreed. The initial annual rent is £10,000 exclusive.

A service charge applies in respect of the landlord's obligations in respect of the building under the lease. Buildings insurance is charged separately.

Energy Performance Certificate (EPC)

The EPC for this property is rated D (79).

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.



Viewing by prior appointment with:

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