

TO LET

Attractive Period Offices / Consulting Rooms in Central Exeter

Second & Third Floors: 76.60 sq.m. (825 sq.ft.)



Please note the photograph above is of the whole terrace
(which includes 45 Queen Street) and is intended to give an indication of the character & scale of the property.

Second & Third Floors - 45 Queen Street, Exeter, EX4 3SR

Location:

Queen Street forms one of the main arterial roads connecting the High Street to New North Road. The central shopping area is approximately a quarter of a mile distant to the south east. Exeter College and the University are both within easy walking distance, and the Central Railway Station is close to hand.

Description:

45 Queen Street is part of an imposing Georgian Terrace comprising 10 properties, which forms an impressive landmark building easily identified by visitors to the city. Other occupiers within the Terrace include the Exeter Business Hub and Aquila Financial Services.

This suite is currently arranged over two floors as consulting rooms comprising four rooms in all – please see the table below for areas. There are attractive fireplaces on the second floor and some of the rooms have electric wall mounted heaters. There is a shared toilet facility on the second floor.

Accommodation:

The accommodation is summarised below. All areas quoted are approximate and on a net internal area basis:-

Accommodation	Metric Area (sq.m)	Imperial Area (sq.ft)
<i>Second Floor</i>		
Office / Consulting Room 1	20.97	226
Office / Consulting Room 2	17.81	192
Office / Consulting Room 3 (current waiting room)	9.28	100
<i>Third Floor</i>		
Office / Consulting Room / Store	28.54	307
TOTAL	76.60	825

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Second Floor Office

Rateable Value: £3,050
Rates Payable 2020 / 2021: £1,521.95

Third Floor Office

Rateable Value: £1,325
Rates Payable 2020 / 2021: £661.18

From 1st April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact Exeter City Council on 01392 277 888 for further information.

Repairs:

The lease will be drawn on an Internal Repairing and Insuring basis, whereby the tenant is only responsible for the internal repairs and decoration of their demised suite. The landlord maintains the structural walls and roofs and pays for the external decorations – this has in fact recently been undertaken externally to the Terrace as a whole.

Service Charge:

The tenants contribute towards the cost of the repair and decoration of the internal communal areas and the fire alarm system and any other shared services including items such as external litter picking and weed control around the buildings. The cost of these items is charged annually to the tenants on a pro-rata basis. Each tenant contributes their fair proportion for the building's insurance, and this is also charged once a year. Further details of these costs are available from the Agents.

Terms:

This suite is available on a new Internal Repairing only lease at a rent of £6,250 per annum exclusive on terms to be agreed.

VAT:

We understand that VAT is not chargeable to the rent.

Asbestos Regulations:

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Haarer Goss and accordingly we recommend you obtain advice from a specialist source.

Money Laundering Regulation Compliance:

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

Legal Costs:

Each party to bear their own legal costs incurred with the transaction.

Energy Performance Certificates (EPCs):

An Energy Performance Certificate has been applied for and shall be available upon request shortly.

Viewing:

For further information, or to view the premises, please contact the sole agents, Haarer Goss.

Haarer Goss
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☎ (01392) 251171 or email: enquiries@haarergoss.co.uk

IMPORTANT: MISREPRESENTATION ACT, 1967. Messrs. Haarer Goss, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Haarer Goss or the vendors or lessors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact; (4) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The vendors or lessors do not make or give, and neither Messrs. Haarer Goss nor any person in their employment has, authority to make or give any representation or warranty whatever in relation to this property; (6) Messrs. Haarer Goss cannot hold themselves responsible for travelling expenses, etc., should properties be let, sold or withdrawn. Date: September 2020.

