

# TO LET

Attractive Period Offices / Consulting Rooms

Upper Floors – 44 & 45 Queen Street, Exeter, EX4 3SR



**BRUTON  
KNOWLES**



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## Location & Description

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 also close to hand.

44 & 45 Queen Street are part of an imposing Georgian Terrace comprising 10 properties, which forms an impressive landmark building easily identified by visitors to the city. There are a variety of office and retail occupiers within this Terrace including the Exeter Business Hub (serviced offices), the YMCA Exeter and Beijing Beijing Restaurant.

Two suites are available in this building, either separately or together. Suite 1 is the larger of the two extending to 1,891 sq.ft (174.96 sq.m) over first, second and third floors. This suite also has a modern fitted kitchen and adjoining staff room with toilets on the first and second floors. Suite 2 is smaller, extending to 825 sq.ft (76.60 square metres), with four offices / consulting rooms over two floors on the second and third floors. This suite also has its own toilet on the second floor. Both suites have been recently refurbished and have attractive features including fireplaces in some rooms and electric heating.

Suite 1 benefits from four car parking spaces at the rear of the building, whilst suite 2 does not have any parking available.

## Accommodation

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

### Suite 1

Accommodation	Sq ft	Sq m
<i>First Floor</i>		
Office / Consulting Rooms x 5	737	68.42
Kitchen	67	6.20
Staff Room	200	18.54
Storage Cupboard	11	0.59
Toilet	--	--
<i>Second Floor</i>		
Office / Consulting Rooms x 4	507	47.04
Storage Cupboard x 2	19	1.69
Toilet	--	--
<i>Third Floor</i>		
Open Plan Office	308	28.57
Store	42	3.91
<b>Total</b>	<b>1,891</b>	<b>174.96</b>

### Suite 2

Accommodation	Sq ft	Sq m
<i>Second Floor</i>		
Office / Consulting Rooms x 3	518	48.06
<i>Third</i>		
Office / Consulting Rooms / Store	307	28.54
<b>Total</b>	<b>825</b>	<b>76.60</b>

<b>TOTAL BOTH SUITES</b>	<b>2,716</b>	<b>251.56</b>
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## Business Rates

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

### Suite 1

Rateable Value: £13,750  
Rates Payable 2025 / 2026: £6,861.25

### Suite 2

*Second Floor Office*  
Rateable Value: £4,150  
Rates Payable 2025 / 2026: £2,070.85

### Third Floor Office

Rateable Value: £2,400  
Rates Payable 2025 / 2026: £1,197.60

From 1<sup>st</sup> 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(s) 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 as well.

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#### **Service Charge**

A service charge is payable by all the tenants in The Terrace towards 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.

#### **Energy Performance Certificate**

The energy performance certificate rating is D86.

#### **Viewing**

For further information or to view the premises, please contact the sole agents, Bruton Knowles.

#### **Terms**

These suites are available separately or together on new Internal Repairing only lease(s) on terms to be agreed at the following rents:

Suite 1 - £22,500 per annum exclusive

Suite 2 - £6,500 per annum exclusive

Suites 1 & 2 together - £27,500 per annum exclusive.

#### **VAT**

We understand that VAT is not chargeable to the rent.

#### **Legal Costs**

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

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**Contact:**

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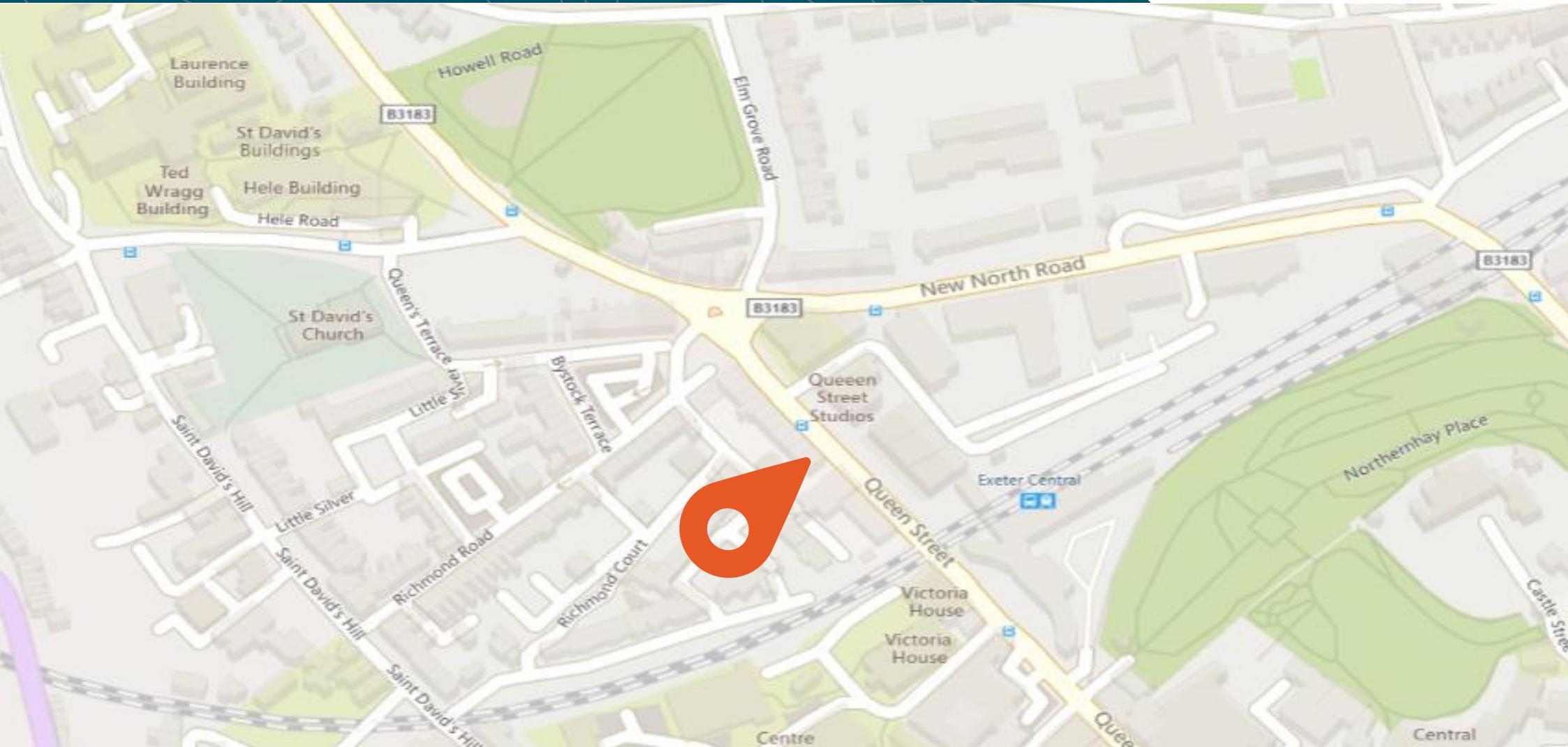
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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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