

TO LET

Attractive Period Office Suite with Parking

Part Second & Third Floor – 51 Queen Street, Exeter EX4 3SR



**BRUTON
KNOWLES**



- 452 sq.ft (42.01 sq.m)
- Central location near Exeter College
- Allocated parking (for one) in private rear car park
- Impressive Georgian Terrace

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 also close to hand.

Description

51 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. 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.

An office is available on the second floor together with a further two offices or stores on the third (attic) floor. The office is presented in good condition with a gas fire (on second floor only) and benefits from an allocated car parking space in the private rear car park.

Accommodation

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

Accommodation	Sq ft	Sq m
<i>Part Second & Third Floors</i>		
Part Second Floor Office	212	19.65
Third Floor Office / Store 1	125	11.64
Third Floor Office / Store 2	115	10.72
Total	452	42.01

Shared Facilities

There are communal WCs at ground floor and lower ground levels, and a shared kitchen facility on the lower ground floor.

Parking

The suite has one allocated car parking space in the private rear car park.

Services

The building benefits from mains electricity, gas and water.

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 looks after the external decoration as well.

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.

Business Rates

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

Second Floor Office

Rateable Value:	£3,350
Rates Payable 2025 / 2026:	£1,671.65

Third Floor Office / Store

Rateable Value:	£1,850
Rates Payable 2025 / 2026:	£923.15

Rateable Value:	£1,675
Rates Payable 2025 / 2026:	£835.82

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.

Terms

The office suite is available on a new three year lease with annual tenant only break options at a rent of £4,950 per annum exclusive (including one parking space).

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.

EPC

The energy performance certificate rating is E120.

Viewing

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

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Contact:

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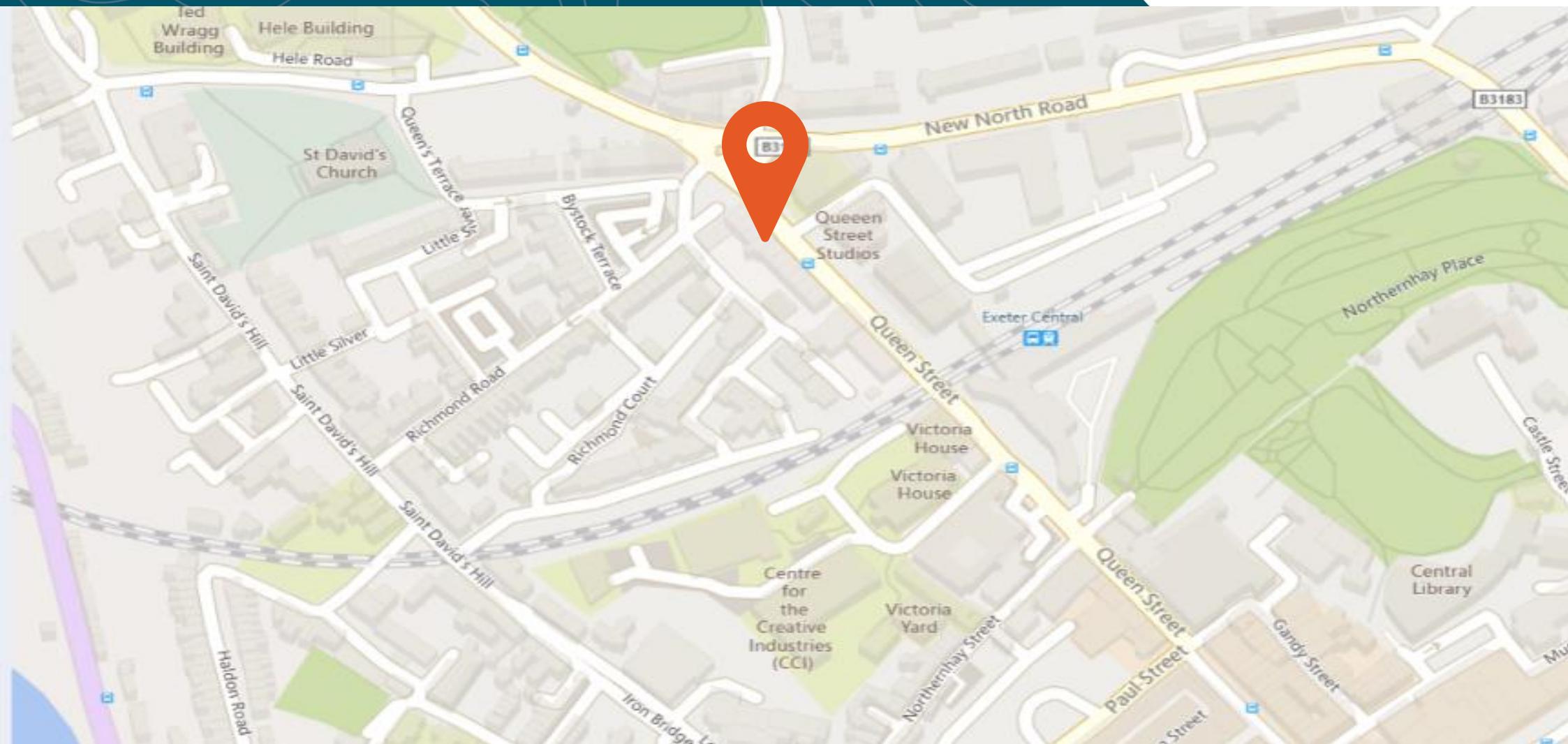
EX1 1RR

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Ombudsman