

TO LET

Prominent City Centre Retail / Office Premises

20 Queen Street, Exeter EX4 3SN



**BRUTON
KNOWLES**



- 2,357 sq.ft (219.15 sq.m)
- Four storey central property
- Private parking area nearby for 7 cars
- Two retailing frontages

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Location & Description

Queen Street is conveniently situated within the City Centre forming one of the main arterial roads connecting the High Street to New North Road. The property lies directly opposite the Royal Albert Memorial Museum and Art Gallery, and between Toot Garook and Chime Health Centre. The rear of the premises also backs onto the Harlequins Shopping Centre which although is now closed, is due to be redeveloped in the future.

This prominent four storey central property has been occupied by a local firm of estate agents for over 100 years. The ground floor has two retailing frontages, the main one to Queen Street but also at the rear from Paul Street and the Harlequins Shopping Centre. The basement provides useful storage and a toilet. There is self contained access from Queen Street to the first and second floor offices, as well as internal access from the ground floor to the upper floors. The first floor provides four offices including an attractive large open plan office with a roof light, as well as ladies and gents toilet facilities. The second floor has two further offices and a kitchenette / staff room. The property has a mixture of LED and fluorescent strip lighting, and some parts of the building are air conditioned.

The property benefits from a private parking area within the Harlequins Shopping Centre Car Park which allows 7 cars in total.

The property would obviously suit a variety of retail and office uses, as well as alternative uses such as medical and consulting rooms, subject to planning.

Accommodation

The accommodation can be summarised as follows. Please note the areas indicated are approximate using average net internal dimensions:

Accommodation	Sq ft	Sq m
<i>Basement</i>		
Store	398	36.99
WC	--	--
<i>Ground Floor</i>		
Retail Area (Queen Street)	402	37.38
Retail Area (Harlequins entrance)	443	41.20
<i>First Floor</i>		
Office 1	358	33.28
Office 2	176	16.35
Office 3	125	11.65
Office 4	73	6.78
Ladies & Gents WCs	--	--
<i>Second Floor</i>		
Office 5	175	16.30
Office 6	134	12.48
Kitchen / Staff Room	73	6.74
Total	2,357	219.15

Business Rates

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

20 Queen Street, Exeter:

Rateable Value:	£40,250
Rates Payable 2025 / 2026:	£20,084.75

Parking Spaces with the Harlequin Shopping Centre:

Rateable Value:	£12,000
Rates Payable 2025 / 2026:	£5,988

Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

£49,950 per annum exclusive.

VAT

There is no VAT payable on the rent.

Energy performance certificate

The energy performance certificate rating is C51.

Legal Costs

Each party to be responsible for their own legal costs in dealing with the lease.

Viewing

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

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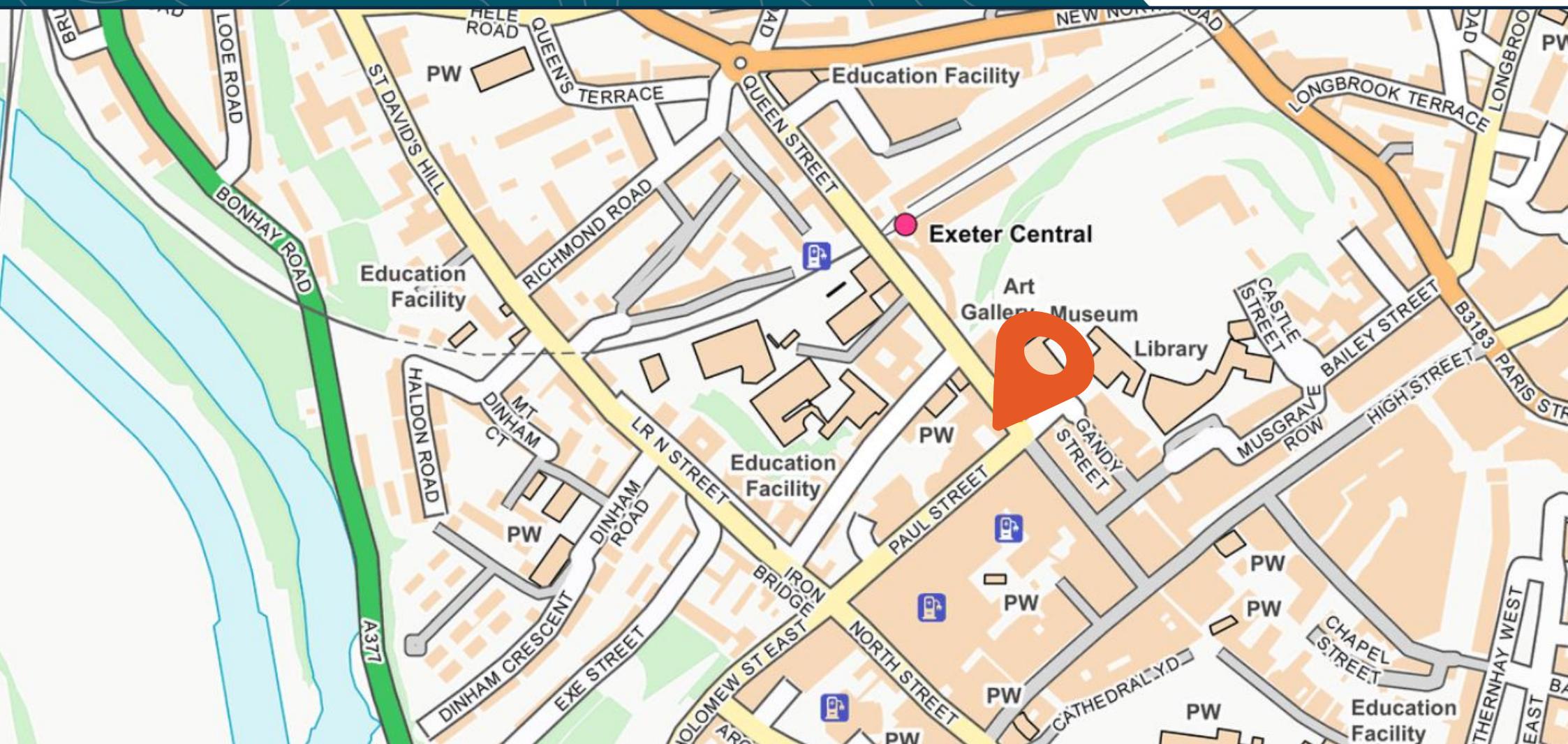
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