

# FOR SALE

## Quayside Ground Floor Office with Store & Parking

Ground Floor Office, Gabriels Wharf, Water Lane, Exeter EX2 8BG



- Open plan ground floor office of 447 sq.ft (41.48 sq.m)
- Within a popular quayside development
- Separate ground floor store extending to 197 sq.ft (18.33 sq.m)
- Guide Price £120,000



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## Location

The property occupies part of the Gabriels Wharf residential development in Water Lane which lies close to the historic and attractive Quay and Canal Basin. This part of Water Lane is also situated in the Marsh Barton area, a popular business district in the City. The property also provides easy access to major transport links. Gabriels Wharf is also located in close proximity to Exeter's City Centre.

## Description

These premises offer a rare opportunity to purchase a ground floor self-contained office with a separate store close by and a dedicated parking space within the Gabriels Wharf development. The open plan office extends to 447 square feet (41.48 square metres) with double glazed windows to three sides and double glazed entrance door. The office is presented in good condition with a suspended ceiling and LED lighting, and carpet tiles. There is a small kitchenette and toilet. The ground floor store is close by within the same development and extends to 197 square feet (18.33 square metres).

The property would suit a variety of office occupiers or alternative uses, subject to planning.

## Tenure

The premises are available on a long leasehold basis of 999 years from 1990 at a ground rent of £50.00 per annum. A service charge is payable for this office within the Gabriels Wharf development and further details are available on request.

## Guide Price

The long leasehold interest with vacant possession is available at a Guide Price of £120,000.

## Business Rates

Rateable Value: £6,200 (from 1<sup>st</sup> April 2026).

Description: Office and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

## VAT

VAT is not applicable on the sale.

## Energy Performance Certificate

The energy performance certificate rating is D77. The full certificate and recommendations can be provided on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred with the transaction.

## Viewing

By strict appointment through the sole agents Bruton Knowles.

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## Contact:

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## Exeter office:

17 Barnfield Road

Exeter EX1 1RR



Office

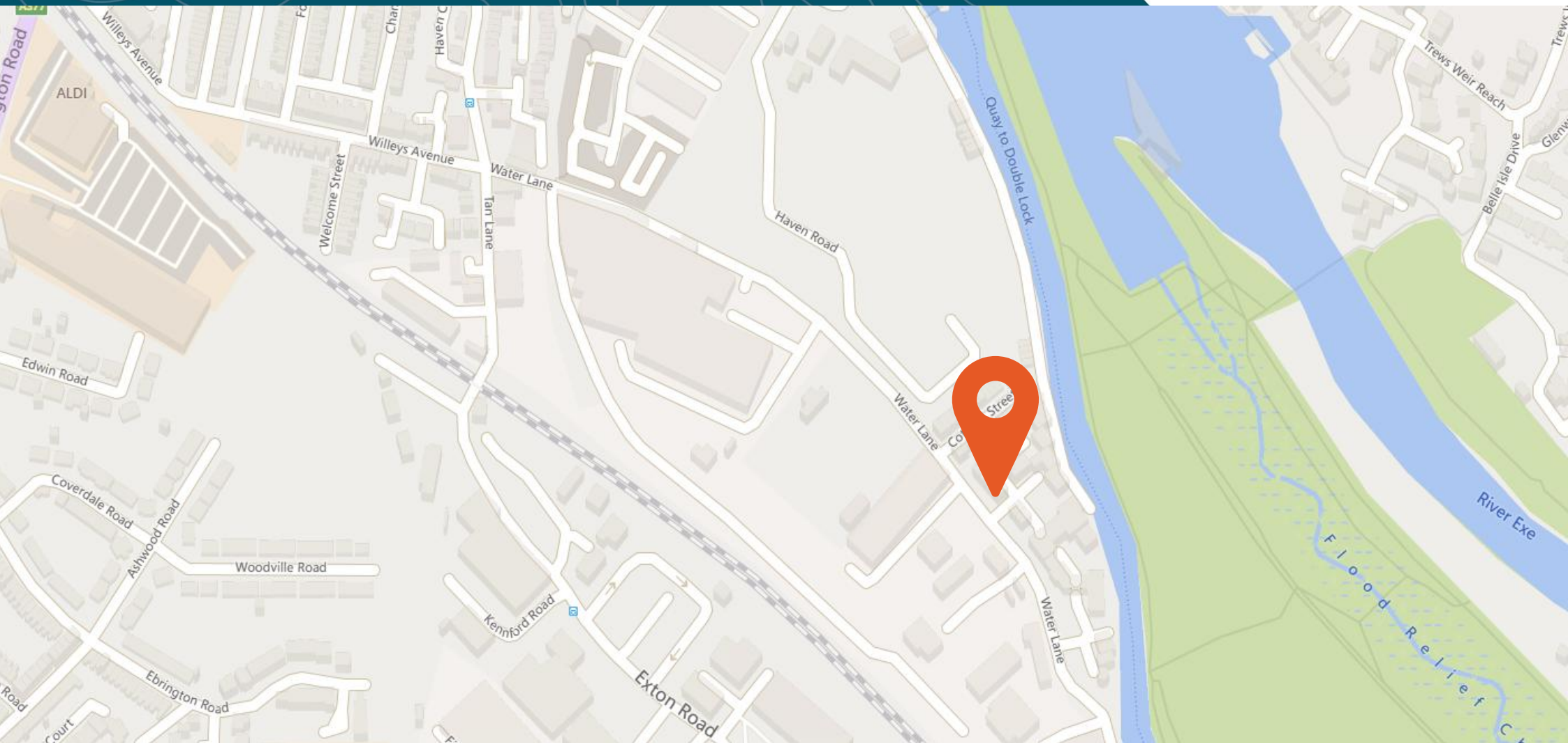


Store

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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.

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