



Turner Locker

Commercial Property Consultants

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Fabulous Period Freehold BARTHOLOMEW STREET WEST EXETER

EX4 3BN



**For sale due to the expansion and relocation of the
current owners business
Approximately 398 sq m (4283 sq ft)**



LOCATION

Bartholomew Street is located in the City's historic West Quarter and a short walk from the City Centre with a 500 space car park immediately at hand. This is a fascinating area of historic townscape with strong links to the woollen trade. A thriving specialist shopping area with plenty of unique retail units to explore. There are superb views over the Exe valley from the City Wall in the West Quarter.

Bartholomew Street runs just off Fore Street with plenty of nooks, crannies and arcades to explore, with over 60 shops and eateries including some exciting new restaurants such as Angela's and the Fat Pig. Everything here is unique. The area has a strong association with Music and the Arts. Nearby occupiers include:

www.picturehouses.com/cinema/Exeter Picturehouse McCoys arcade featuring
<http://www.campercoffee.co/>
<https://www.mansons.co.uk/> <http://www.therealmccoy.co.uk/>

The Street also forms part of the City Centre one-way traffic system and is easily found and highly visible.

DESCRIPTION

This two storey building has for the past 22 years been home to Stage by Stage . Exeter's practical and progressive training centre for theatre arts. They have to admit that they have finally outgrown these premises and have a new and exciting opportunity to relocate close by and expand!

The premises are well suited to many uses with two main large open areas, one on each floor along with a range of ancillary stores offices etc.

ACCOMMODATION (All Measurements are approximate.)

Ground Floor Total 199.59 sq metres (2148 sq ft) excl cloakrooms

Entrance Hall with office, cloakrooms (inc. DDA complaint unit) and stairs to 1st floor 9.48m x 3.00m average

Main Hall approx. 15m x 9.2m with doors to;

Kitchen – 3.12m x 1.83m

Staff Cloakroom

Store 7.1m x 2.1 (single storey – this we feel could become outside space or a conservatory area)

Store 4.35m x 2.87m

1st Floor Total 198.37 sq metres (2134 sq ft)

Offices in three areas 9.65m x 2.2m average

Main Office 6.48m x 4.12m

Performance Hall 15m x 9.18m with rear 2nd staircase

Rear office 4.35m x 2.87m

Grand Total 398 sq. metres (4283 sq. ft.)



BUSINESS RATES (Taken form the VOA Website)

Rateable Value 2017/2018: £12,000

Rates Payable: £5,126

Please check with Exeter City Council to see if you are entitled to Small Business Rate Relief.

PROPOSAL

Offers in excess of £350,000 for the freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

See Certificate No: 9448-3056-0061-0700-2901

VIEWING

By appointment with:

Turner Locker Barnfield

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