



Turner Locker Barnfield

Commercial Property Consultants

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Office/Studio
52 Bartholomew Street
Exeter
EX4 3AJ



TO LET
£20,000 p.a.
212.34 sq. m / 2286 sq. ft. with parking



LOCATION AND DESCRIPTION

Exeter is the regional centre of Devon with a population of 120,000 and a catchment of 500,000. 52 Bartholomew Street is situated next to The Picturehouse Cinema and Café <https://www.picturehouses.com/cinema/Exeter> Picturehouse in the city's fashionable 'West Quarter' a fascinating area of historic townscape with strong links to the woollen trade. A thriving specialist shopping area with plenty of unique shops to explore. There are superb views over the Exe valley from the City Wall in the West Quarter.

There is no other street in the region like Fore Street. It has 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. Visit Market Street for Nye Antiques, one of the south west's largest and most prestigious antiques shops.

The Real McCoy has a massive collection of quality vintage and retro clothing for sale or hire. Manson's Guitar clients include Muse, Led Zeppelin, Yes, Oasis, Jethro Tull, McFly, Ash, and many other internationally recognised acts. Alternative lifestyle shops are well represented here too.

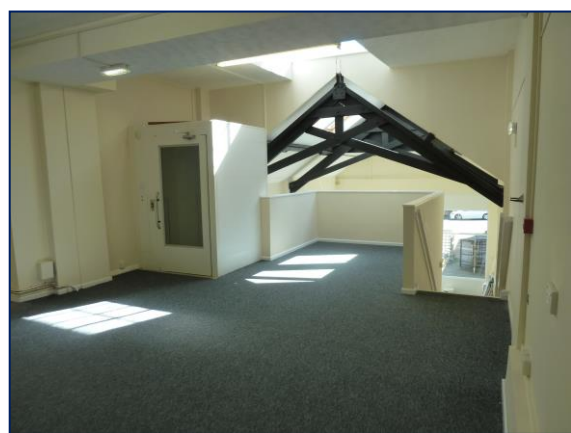
The property comprises of a number of office spaces over two floors creating interesting areas and spaces

There is carpet and vinyl throughout and fluorescent and emergency lighting. .

ACCOMODATION

The property comprises the following areas (all measurements approximate):

Area	Sq. m	Sq. ft.
Ground floor entrance, foyer and kitchenette	41.26	444.14
First floor office and studio:	133.01	1431.7
First floor rear offices:	38.07	409.79
Total	212.34	2285.63
External decked terrace at ground floor	40.35	434.29



CAR PARKING

There are two spaces inside the ground floor entrance. An additional car could be parked on the front of one of the spaces. Emergency access must be maintained through the front yard and gates for the purposes of the fire escape from The Picturehouse.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. We have not tested any of the service installations and any prospective occupier must satisfy themselves independently as to the state and condition of such items. There is electric storage heating throughout the building.

RENT

£20,000 per annum for the whole building.

BUSINESS RATES

Rateable Value:	£24,750
Rates Payable (approximate):	£12,202

Rates taken from the VOA website: <https://www.gov.uk/correct-your-business-rates>



ENERGY PERFORMANCE CERTIFICATE

Certificate number: TBC

LEGAL COSTS

Each party to be bear their own legal costs involved in the purchase.

VAT

CONTACT

For further information please contact **Turner Locker Barnfield**

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

MISREPRESENTATION ACT

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