



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)  
web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

## NOTARIES HOUSE CHAPEL STREET EXETER EX1 1AJ



### 1<sup>st</sup> FLOOR OFFICE- SUITE 4

### TO LET

3 ROOMS

Approximately 52.5 SQ M / 565 SQ FT

PARKING AVAILABLE



## DESCRIPTION & LOCATION

This quiet yet central location is between Cathedral Close and Princesshay Shopping Centre, with access from Chapel Street or via the steps from Princesshay Square (next to Café Rouge).

Notaries House is a listed, historical property, with a Georgian façade fronting the car park and with a side gate to Choristers Lane giving pedestrian access to adjoining Choristers House and on to Cathedral Close.



## MEASUREMENTS: Approximate

The measurements for Suite 4, First Floor are:

<u>Room</u>	<u>Sq m</u>	<u>Sq ft</u>
Room 1	24.3 sq m	261.56 sq ft
Room 2	17.2 sq m	185.14 sq ft
Room 3	3.96 sq m	42.63 sq ft
<b>Total</b>	<b>45.46 sq m</b>	<b>489.33 sq ft</b>

This suite comes with an outlook of the Cathedral and Princesshay. There are shared toilets and kitchen facilities on the basement level and also a small kitchenette on the second floor.

All suites are separately metered with their own independent electrical heating.



### **RENTAL**

A new lease is offered on negotiable terms at a rental of £7,950.00 per annum exclusive, plus VAT.

### **BUSINESS RATES: Approximately**

Rateable Value: £5,100  
Rates Payable: £2,448

Rates have been taken from the VOA website. The suite may be eligible for small business rate relief. Please visit the VOA website for more details.

### **CAR PARKING**

Parking is available on site on a separate licence basis at a cost of £160 per month per space + VAT.

### **THE AGREEMENT**

A simple standard lease agreement will be available for a negotiable term.

The Landlords will be fully responsible for the maintenance of the exterior and common areas of the building, with the tenant responsible for maintaining the schedule of condition of the offices themselves.



### **VIEWING**

By appointment with

**Turner Locker Barnfield**

**Email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) / [hayley@turner-locker.co.uk](mailto:hayley@turner-locker.co.uk)**

**Tel: 01392 201 202**

**Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)**

### **SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

#### Misrepresentation Act

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.