



# Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

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

**FOR SALE FREEHOLD**  
**24 SOUTHERNHAY EAST EXETER**  
**EX1 1QL**



**Period Offices**  
**252 sq. m 2711 sq. ft.**



## LOCATION & DESCRIPTION

No 24 occupies one of the most prominent locations in Southernhay. The end terrace property of a group of Georgian buildings along Southernhay East, one of the city's best established and prestigious locations in the centre of Exeter. It provides a pleasant working environment with period buildings overlooking communal greens to the front and Barnfield Crescent to the rear of the property. This is the heart of Exeter's commercial area with banks, insurance companies, solicitors and regional company headquarters.

Situated in such a sought after area, the property is just a stone's throw away from The Princesshay Shopping Centre, High Street and the Cathedral Green. Public transport links, including buses and trains are all close-by. There is metered on street parking outside the building and four city centre car parks off Southernhay, all a very short walk away. Also close by are some very popular restaurants and bars including The Cosy Club and Rendezvous along Southernhay and numerous other bars and shops down at The Quay.

No24 is a grade 2 listed building with offices over the four floors with a larger than usual ground floor which has been extended. There is small basement too the building has a more modern staircase than the majority of Southernhay's period buildings. The property is in need of decoration/ new carpets along with some general refurbishment to bring it up to contemporary standards.



## ACCOMODATION

The accommodation comprises (all measurements are approximate):-

### **Ground Floor**

121.3 sq. m 1298 sq. ft.

Central entrance with offices left and right of the stairs – potential to be more open plan – stairs leads down to small basement with stone wine racks

### **First Floor**

528 sq. ft.

In three office

Mezzanine cloak room

### **Second Floor**

546 sq. ft.

Open plan Mezzanine cloak room



### **Third Floor**

427 sq. ft.

Open plan

**TOTAL: 252 sq. m (2711 sq. ft.)**

### **Proposal**

Offers are invited in the region of £550,000 for the freehold with vacant possession if required but currently there are two tenants in situ one the 1<sup>st</sup> and 3<sup>rd</sup> floors. The rest of the building is now vacant do to the relocation of the owner occupiers.

Parking – the property does ***not*** have its own parking but we can arrange to rent parking nearby to an owner occupier or their tenant

**Business Rates** (taken from the VOA Website for 2019):-  
**Are split into a number of assessments**

Ground Left Rateable value:	£4700
Ground Right Rateable value:	£7400
1 <sup>st</sup> Floor Rateable value:	£6200
2 <sup>nd</sup> Floor Rateable value:	£4850
3 <sup>rd</sup> Floor Rateable value:	£3350



### **VIEWING**

Viewing is by appointment only.

Please contact: Mark Turner [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)

**TURNER LOCKER BARNFIELD**

Tel: 01392 201 202



<http://www.turner-locker.co.uk/>



**SUBJECT TO CONTRACT**

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.