



# Turner Locker

Commercial Property Consultants

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## **‘CHORISTERS HOUSE’ Chapel Street EXETER EX1 1AJ**



**GROUND FLOOR OFFICE SUITE OF 2 ROOMS**  
**28.48 sq m (306 sq ft ) with its own entrance and divided into 2**  
**separate rooms**  
**TO LET**



## **Description & Location**

This is a quiet yet central location situated between Cathedral Close & Princesshay shopping centre, with access from Chapel Street and Cathedral Close.

The development has two buildings; Notaries House with its Georgian façade fronting the car park, with a side gate to Choristers Lane giving pedestrian access to Choristers House and on to Cathedral Close.



## **ACCOMMODATION** (Approximate sizes)

Suite 1 on the ground floor is approximately 28.48 sq m with its own entrance and divided into 2 separate rooms.

There is a large and well appointed communal kitchen and ladies & men's toilets. There is also a small communal courtyard garden. The property has gas fired central heating, and each suite has its own separately metered electricity supply.



### **RENTAL**

£4,950 per annum

### **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 internal condition of the offices themselves.

### **RATES**

RATEABLE VALUE (2017 estimate): £3,250

RATES PAYABLE (2017) £1595.75 (may be subject to small business rate relief- may apply up to 100% )

### **CAR PARKING**

A Parking space may be available on a separate licence.

### **SERVICE CHARGE**

TBA

The freeholders insure the premises with this cost being recovered via the service charge but tenants are responsible for their own contents insurance.



**VIEWING** by appointment with **Turner Locker** as letting and managing agents for the building – [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) or [anna@turner-locker.co.uk](mailto:anna@turner-locker.co.uk)

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

*Misrepresentation Act*

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