



Turner Locker Barnfield

Commercial Property Consultants

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The MEDIAEVAL HALL 8 Cathedral Close EXETER EX1 1EZ



**Remarkable & unique space
TO LET
64 sq m
Own entrance from 'The Cathedral Close'**



DESCRIPTION & LOCATION

This remarkable building is an original Medieval Hall of approx. 64 sqm with access from the Cathedral Close by a dedicated walkway, and a staff entrance from Notaries House off Princesshay.

Whilst the hall is open plan, there is an entrance lobby and toilet. It also has the use of shared men's and ladies toilets, and kitchen facilities in Notaries House to which it is directly connected.

The building is of considerable historical interest and is heavily listed, so alterations are not permitted.



Entrance from the Close

SERVICE CHARGE

The Hall and adjoining Notaries House have been restored, but given its unusual and historic nature a fixed service charge gives tenants comfort and certainty as to the level of expenditure in looking after the buildings upkeep, day to day maintenance and compliance. The service charge will therefore be based on a rate of £56 per square metre per annum.

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

THE AGREEMENT

A simple, standard, lease agreement of negotiable term is offered.

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 current condition of the Hall.

Rental: £15,000 plus vat per annum.
Rateable Value: £6,200. (You may be eligible for up to 100% business rate relief, please contact Exeter City Council for more information).



VIEWING

Viewing is by appointment only with **Turner Locker** as letting and managing agents for the building.

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Please note Mark Turner has a personal interest in this property

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.