



13, 14 & 15
Southernhay West

EXETER EX1 1PL

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Property Consultants



**stratton creber
commercial**
property consultants



13,14 & 15 Southernhay West

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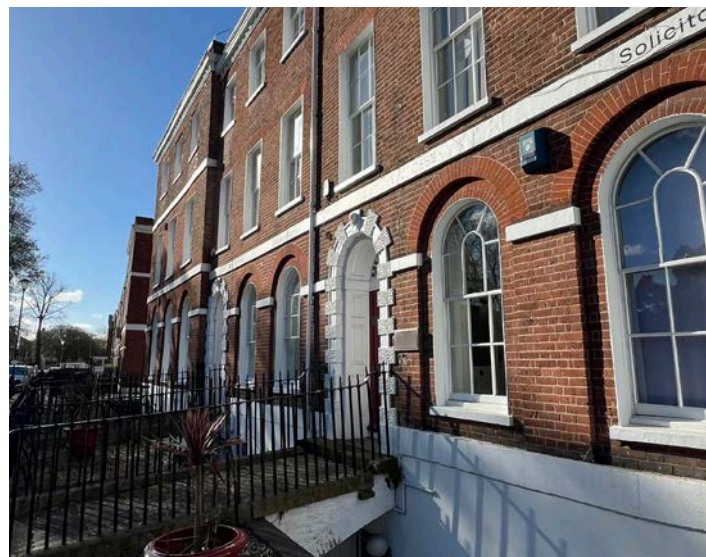
- Rare opportunity to acquire a prestigious Grade II listed Southernhay office building
- Available as a whole or a split
- Sizes available from 3,189 sq ft (296.01 sq m) to 9,570 sq ft (889.08 sq m)
- Parking to the rear
- Located within Exeter's Central Business District
- Suitable for a number of uses subject to planning
- Immediately available

LOCATION

Southernhay is Exeter's prime city centre office district, in close proximity to the amenities of Princesshay, High Street and Cathedral Green. The Georgian terraces of Southernhay West and Southernhay East face one another across mature communal gardens, and buildings on Southernhay West have views to the Cathedral and Bishop's Palace beyond.

The property is located in a prominent and high profile location at the corner of Southernhay West and Cathedral Close, a busy pedestrian thoroughfare linking the office district with Cathedral Green, High Street and city centre amenities.

The offices of the Southernhay District are home to a number of the city's best-known professional firms including solicitors, accountants, surveyors, private banks and financial advisors. The district is also a centre for medical and therapy businesses as well as having a number of hotels, a restaurant and a wine bar.



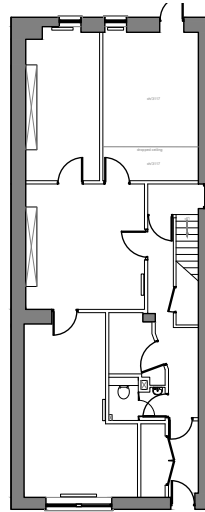
DESCRIPTION

The property comprises three former Georgian town houses which have been conjoined and were for many years the offices of a law firm. The accommodation is arranged on five floors from lower ground to third floor levels, although the ground floor of No.13 is not included in the property being offered. The floors are connected by means of full staircases in Nos. 14 and 15 (plus stairs connecting the upper floors of No.13), and access is principally via two front doors at ground floor level, with additional access to each building at the rear at lower ground floor level.

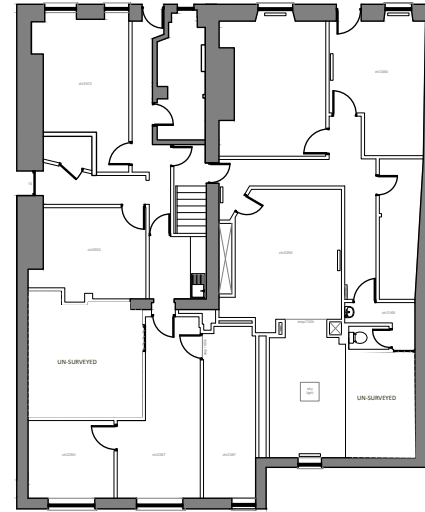
The internal configuration is as shown on the floor plans.

The property includes land to the rear which is used for parking, and could accommodate up to 9 cars.



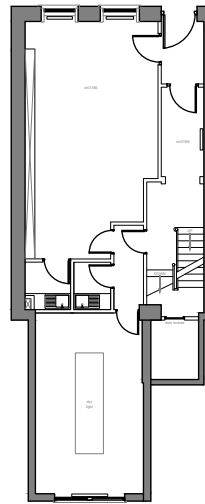


15 SOUTHERNHAY WEST
LOWER GROUND FLOOR

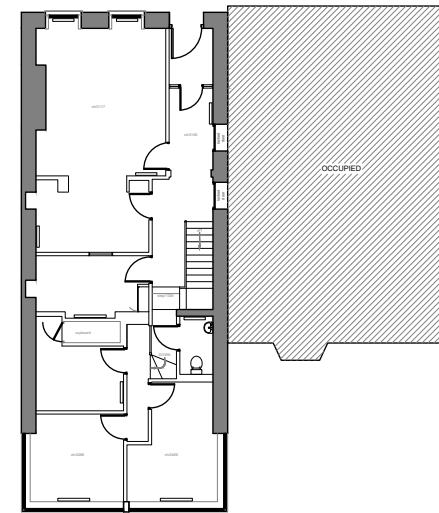


14 SOUTHERNHAY WEST
LOWER GROUND FLOOR

13 SOUTHERNHAY WEST
LOWER GROUND FLOOR



15 SOUTHERNHAY WEST
GROUND FLOOR



14 SOUTHERNHAY WEST
GROUND FLOOR

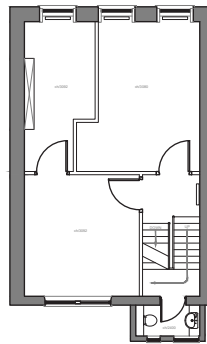
13 SOUTHERNHAY WEST
GROUND FLOOR

ACCOMMODATION

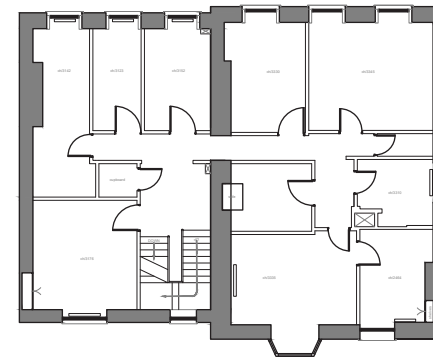
	Area Sq M	Area Sq Ft
13 SOUTHERNHAY WEST		
Lower Ground Floor	86.84	935
First Floor	78.82	849
Second Floor	64.89	699
Third Floor / Attic	52.11	561
Total Accommodation	282.66	3,044

14 SOUTHERNHAY WEST		
Lower Ground Floor	98.59	1,062
Ground Floor	81.48	876
First Floor	47.64	513
Second Floor	47.21	509
Third Floor / Attic	33.64	362
Total Accommodation	309.99	3,337

15 SOUTHERNHAY WEST		
Lower Ground Floor	79.11	852
Ground Floor	70.4	758
First Floor	57.67	622
Second Floor	59.05	636
Third Floor / Attic	29.78	42
Total Accommodation	296.01	3,189

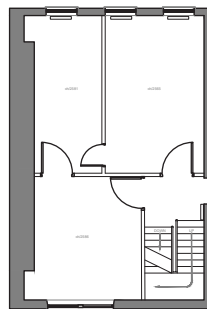


15 SOUTHERNHAY WEST
FIRST FLOOR

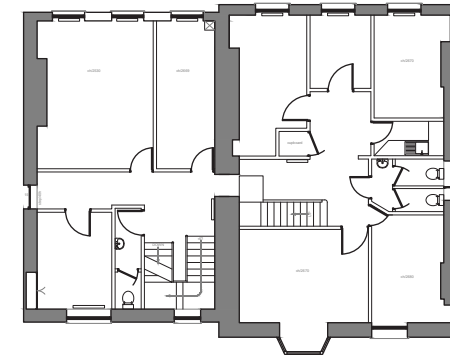


14 SOUTHERNHAY WEST
FIRST FLOOR

13 SOUTHERNHAY WEST
FIRST FLOOR

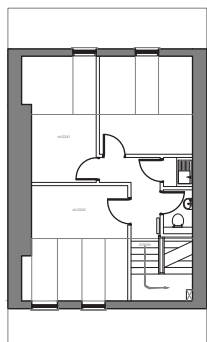


15 SOUTHERNHAY WEST
SECOND FLOOR

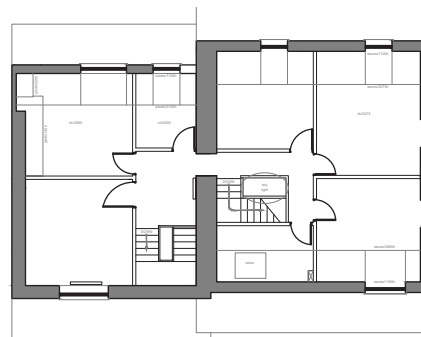


14 SOUTHERNHAY WEST
SECOND FLOOR

13 SOUTHERNHAY WEST
SECOND FLOOR



15 SOUTHERNHAY WEST
THIRD FLOOR



14 SOUTHERNHAY WEST
THIRD FLOOR

13 SOUTHERNHAY WEST
THIRD FLOOR

*Please Note: The ground floor of No 13 together with 4 parking spaces in the private rear car park was sold off long-leasehold (999 years) and is therefore excluded from the sale.

BUSINESS RATES

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current each property is rated under three separate assessments as follows:

- No 13 – Lower Ground Floor: £8,400 RV with approx. £4,191.60 rates payable
- No 13 – First, Second and Third Floors: £14,500 RV with approx. £7,235.50 rates payable
- No 14 & 15: £49,500 RV with approx. £24,700.50 Rates Payable

GUIDE PRICE(S)

The whole is offered at a guide price of £1.15 million. Alternatively, Nos. 13-14 and No.15 may be offered separately; terms by negotiation

SERVICES

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES

The buildings are assessed individually with EPCs as follows: No.13: Band E; No. 14: Band E; No.15: Band D.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

MONEY LAUNDERING

Under the Money Laundering Regulations 2017, the Agents will require any purchaser to provide proof of identity and address prior to exchange.

VAT

All figures quoted are exclusive of VAT if applicable.

VIEWING ARRANGEMENTS

Viewings strictly by appointment and subject to vetting of interested parties to understand their interest and ability to purchase.

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