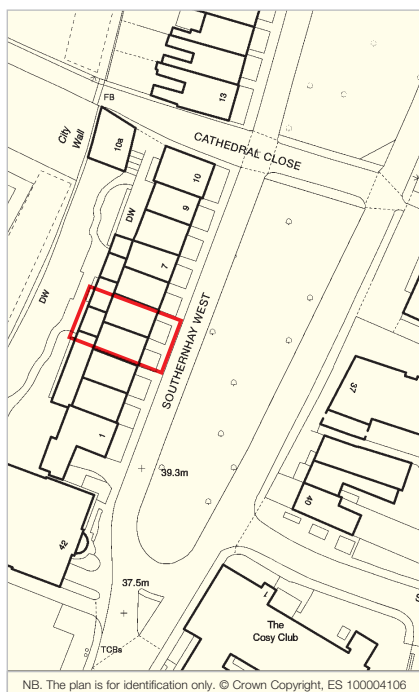
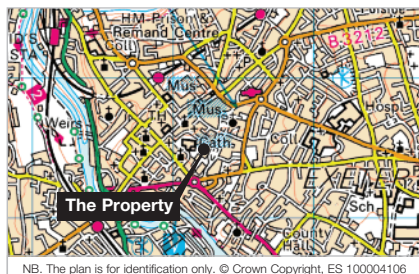


Exeter 4-5 Southernhay West Devon EX1 1JG

- **Attractive Freehold Office Investment**
- Grade II Listed Buildings in the heart of the City Centre
- Multi let with asset management opportunities
- Popular professional services office location
- Reversions 2014 & 2015
- Total Current Rents Reserved

£44,205 pa ⁽²⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The City of Exeter is a major regional centre for the South-West Peninsula and has a resident population of some 94,000. The city is located immediately adjacent to the M5 Motorway and has its own airport. The property is situated on the west side of Southernhay West forming part of an attractive terrace of similar buildings. The Cathedral is nearby and the main city centre shopping facilities are within easy walking distance. The immediate area attracts professional occupiers including Arbutnot Latham, Crosse Solicitors LLP, WBW Solicitors, Strutt & Parker and Jackson Stopps & Staff.

Description

These attractive Grade II Listed buildings are each arranged on lower ground, ground and three upper floors to provide office accommodation in various suites. The property benefits from a lift, rear access and bike storage on the lower ground floor level.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

The property is Listed and an EPC is not required.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversions
Lower Ground Floor Front No. 5	Funeral Zone (www.funeralzone.co.uk)	Lower Ground Floor Offices 38.10 sq m (410 sq ft)	15 months from 14.12.2013. IR terms Outside the Landlord and Tenant Act	£3,600 p.a. (inclusive of service charge) (2)	Reversion March 2015
Lower Ground Floor Rear No. 4 & Ground Floor No. 5	Clear Lettings Ltd (www.clear-lettings.co.uk)	Lower Ground Floor 18.10 sq m Ground Floor 63.80 sq m Total 81.90 sq m (194 sq ft) (686 sq ft) (880 sq ft)	5 years from 19.02.2010 Effectively FR & I by way of a service charge with a service charge cap	£8,500 p.a.	Reversion February 2015
Ground Floor No. 4	Charterbank Capital Ltd (www.charterbank.co.uk)	Ground Floor 41.20 sq m (443 sq ft)	5 years from 27.11.2009 Effectively FR & I by way of a service charge (1)	£6,500 p.a.	Reversion November 2014
First Floor Nos. 4 & 5	Haines Watts Exeter LLP (www.hwca.com)	First Floor 112.20 sq m (1,207 sq ft)	10 years from 24.04.2013 Rent review in the fifth year Effectively FR & I by way of a service charge (1) Tenant option to break April 2018	£13,500 p.a.	Rent Review April 2018
Second Floor Nos. 4 & 5	One Voice Media PR Ltd (www.onevoicemedia.co.uk)	Second Floor 118.70 sq m (1,277 sq ft)	9 years from 24.02.2012. Rent review every third year. Effectively FR & I by way of a service charge (1) Tenant option to break on 24.02.2015	£12,105 p.a.	Break Notice Exercised
Lower Ground Floor Front No. 4	Vacant	Lower Ground Floor Offices 25.40 sq m (273 sq ft)			
Third Floor Nos. 4 & 5	Vacant	Third Floor 73.50 sq m (791 sq ft)			
		Overall Total	491 sq m (5,281 sq ft)		

(1) There is a service charge cap which is RPI linked.

Total £44,205 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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LOT 230