

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

To Let

From £2,350 pax

Notaries House , Chapel Street, Exeter, Devon, EX1 1AJ

235 – 607 Sq Ft
(28.60 – 56.34 Sq M)

Summary

- Notaries House - opportunity for accommodation in the heart of Exeter's commercial and historic centre
- Office suites available - approx 235 sq ft - 607 sq ft (21.83 sq m - 56.34 sq m)
- Open plan office accommodation
- Secured parking available subject to separate licence
- Additional parking available in nearby public car parks

Location:

Notaries House is located on Chapel Street, Exeter which runs adjacent to the Princesshay Shopping Centre. A statuesque Grade II listed building, Notaries House is situated in the heart of Exeter's commercial and historical centre and lies between Cathedral Green and the Princesshay Shopping Centre and a few minute walk from the professional sector of Southernhay Gardens.,

Description:

Notaries House accommodates various businesses with four office suites currently available.

Suite 4 on the 1st floor offers two co-joining rooms with Suite 5B on the 2nd floor is one open plan room . Suite 6 East and West are both one open plan room.

Tenants have use of the shared WC facilities and kitchen area.

Parking is available on a separate licence at £2,000 pax per space (12 in total).

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Suite 4	56.34	607
Suite 5B	28.60	307
Suite 6 East	22.39	241
Suite 6 West	21.83	235
Total	129.14	1390

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

E (106)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, office, indoor recreation. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Values & Rates Payable for 2024/25 are:

Rateable Value	Rates Payable (approx)	
Suite 4:	£5,800	£2,894.20
Suite 5B:	£4,300	£2,145.70
Suite 6 East:	£3,350	£1671.65
Suite 6 West:	£3,300	£1646.70

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Suite 4 - £7,800 pa ex
Suite 5B - £4,000 pa ex
Suite 6 East - £2,400 pa ex
Suite 6 West: £2,350 pa ex

Legal fees:

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

VAT:

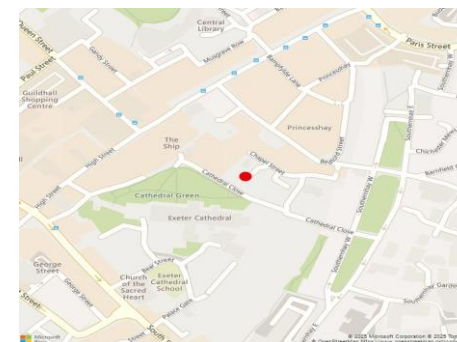
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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Suite 4



Suite 5b



Suite 6 East



Suite 6 West



