

TO LET

RETAIL / SHOWROOM / OFFICE PREMISES IN CONVENIENT CITY CENTRE LOCATION

Approximately 105 sq.m (1,132 sq.ft) on Ground and First Floors
Suitable for a variety of uses including Retail/Showroom, Studio, Hairdressers etc

**55 BARTHOLOMEW STREET WEST,
EXETER, DEVON, EX4 3AJ**



This property comprises a self-contained Ground and First floor premises with a large glazed frontage to Bartholomew Street West offering a prominent location close to the City Centre. The premises have traded as a Hair salon for many years, but would be suitable for a wide variety of users, including Retail / Office or Showroom use, or continued use as hairdressers / beauty salon or D1 medical use, subject to any necessary consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

These centrally located self-contained premises are arranged on ground and first floors fronting Bartholomew Street West, a busy secondary location on the edge of the town. This makes it very convenient for the main retail area of the city including Princesshay, the office area of Southernhay and the Cathedral area. The premises would suit a variety of potential uses such as Retail, Showroom for Kitchens or Bathrooms, Medical and consultancy rooms, Hairdressing or Beauty Salon, subject to the usual consents. Its proximity to the City centre offers many possible businesses a cost effective and prominent base.

The Cathedral City and County Town of Exeter is considered to be the commercial centre of the South West, being strategically located to offer excellent communications. London (Paddington) is within 2 hours train journey from Exeter St David's, with the M5 Motorway and the A30, A38 and A303 dual carriageways offering easy access to Plymouth and Cornwall to the South, and Bristol, London and the Midlands to the North. Exeter International Airport has a comprehensive range of UK and European flights.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -



(Library Photo from when occupied by previous tenants)

Ground Floor Showroom 8.19m x 6.12m (26'10" x 20'1") max

Approached from Bartholomew Street West via a glazed door with adjoining glazed display window. A light and airy space. Strip and spot lights as fitted. Wall mounted heat and air con cassette.



Kitchen 2.56m x 1.68m (8'5" x 5'6") max

Steps up from showroom. Stainless steel sink unit with single drainer set into worktops with cupboards and drawers below. Space for fridge. Power as fitted. Tiled floor and splashback.

Toilet

Low level WC suite with wash hand basin.

First Floor Office 6.49m x 6.33m (21'3" x 20'9") max

Large window with arched window over. Four large Velux windows give this a lovely light and airy feel. Laminate floor. Strip lighting and power as fitted.



Store 6.16m x 1.57m (20'2" x 5'2") max

Useful storage area with shelving fitted to one wall. Strip lighting.

LEASE AND RENT

A new 6 or 9 year FRI lease is available at a rent of £12,950 per annum exclusive for these well-located City centre premises. The lease will contain 3 yearly upwards only rent reviews, with a mid-term tenant only break also available if required. Full details on request. The lease will be contracted outside of the Landlord and Tenant Act. A 3 month rent deposit may be required to be held by the landlords for the duration of the term.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



BUSINESS RATES

Rateable Value: - £10,500 (2023 Valuation list)

We understand that a Business Rates reduction of up to 100% may be available for qualifying businesses under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at Exeter City Council. (01392 277888)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained and is available to download from the web site. The rating is E:124

LEGAL COSTS

The incoming tenant is to contribute £395 plus VAT towards the landlord's legal costs, including abortive costs.

SERVICES

We understand that mains water, drainage and electricity are available to the premises.

VAT

We understand that VAT is not payable on the rent on this occasion.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0493)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

23/10/2024, 08:55 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

55 Bartholomew Street West EXETER EX4 3AJ	Energy rating E	Valid until: 31 January 2029
		Certificate number: 9169-3059-0219-0900-0575

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 107 square metres

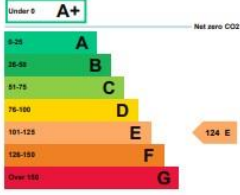
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	124 E
126-150	F	
Over 150	G	

How this property compares to others

Properties similar to this one could have ratings:

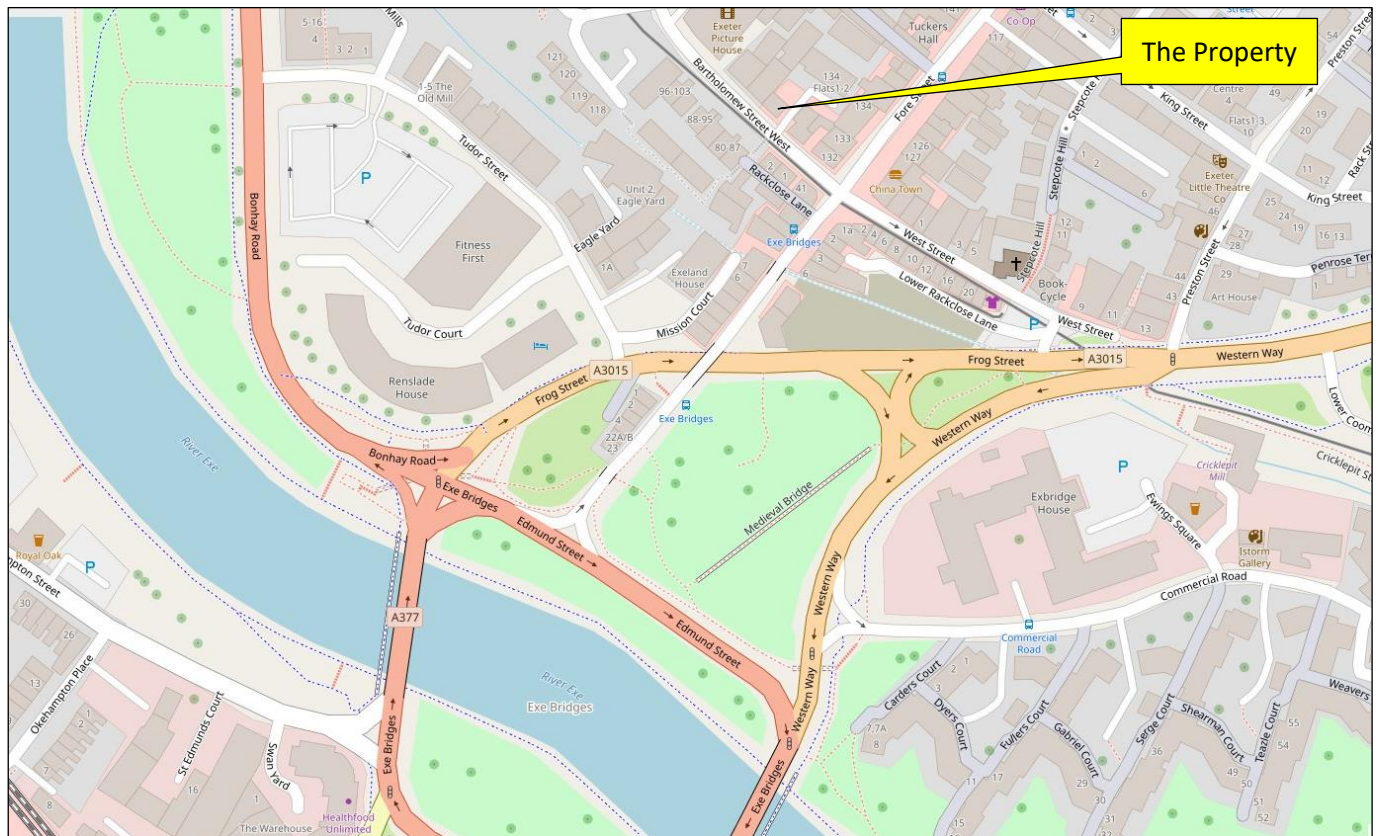
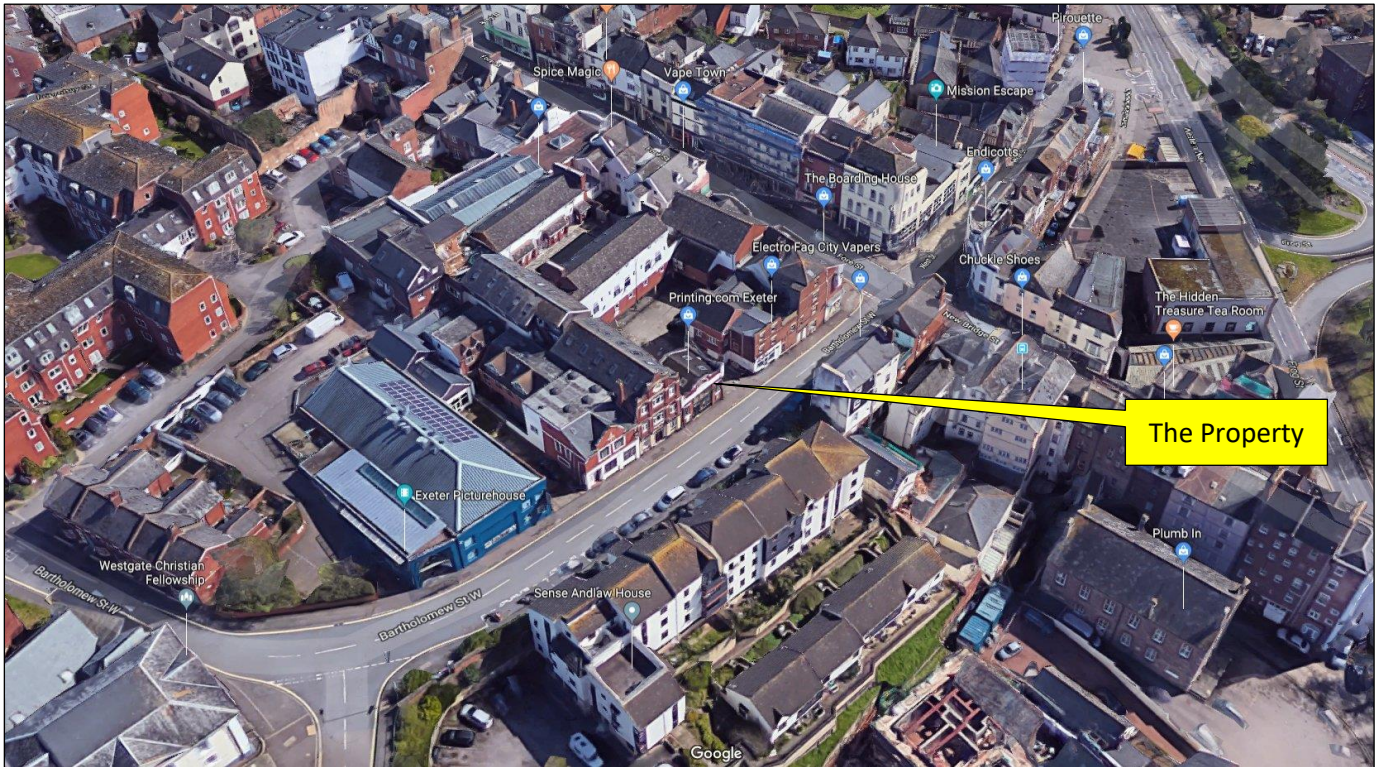
If newly built	27 B
If typical of the existing stock	79 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9169-3059-0219-0900-0575/print=true> 1/2

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.