



Turner Locker Barnfield

Commercial Property Consultants

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Exeter
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TO LET

**15 Magdalen Street
Exeter
EX2 4HZ**



Basement, Ground floor and First Floor

Offers are invited to let whole property



LOCATION AND DESCRIPTION

Exeter is the regional centre of Devon with a population of 120,000 and a catchment of 500,000. The property is situated on a prominent junction of Magdalen Street, close to the city centre of Exeter. A public car park adjoins to the rear providing ample parking which is free of charge in the evenings.

The property comprises a detached unit with brick elevations under a tiled roof. The basement, ground floor and part of the first floor have previously been used as a restaurant, with residential accommodation on the remainder of the first floor.

The first floor, ground floor and basement are available to let and rental offers are invited. .

ACCOMODATION

The property comprises the following areas (all measurements approximate):

<u>Accommodation</u>	<u>sq ft</u>	<u>sq m</u>
Basement	173	16
Ground floor	1 494	139
First floor	842	78

SERVICES

Mains electricity, water, drainage and gas are connected to the property. We have not tested any of the service installations and any prospective occupier must satisfy themselves independently as to the state and condition of such items.

PLANNING

The property may be suitable for alternative use subject to the grant of satisfactory planning consent. The planning authority is Exeter City Council.

Please visit: <https://exeter.gov.uk/planningservices>

RENT

Offers invited.

BUSINESS RATES

Rateable Value: £18,750

Rates Payable (approximate): £8,738

ENERGY PERFORMANCE CERTIFICATE

Certificate number: 0387-3099-0910-0590-6721

LEGAL COSTS

Each party to be bear their own legal costs involved in the purchase.

VAT

VAT will be payable on the rent or purchase price.

CONTACT

For further information please contact Dave Moxom at Turner Locker Barnfield on 01392 201202 or by email at Moxom@btclick.com

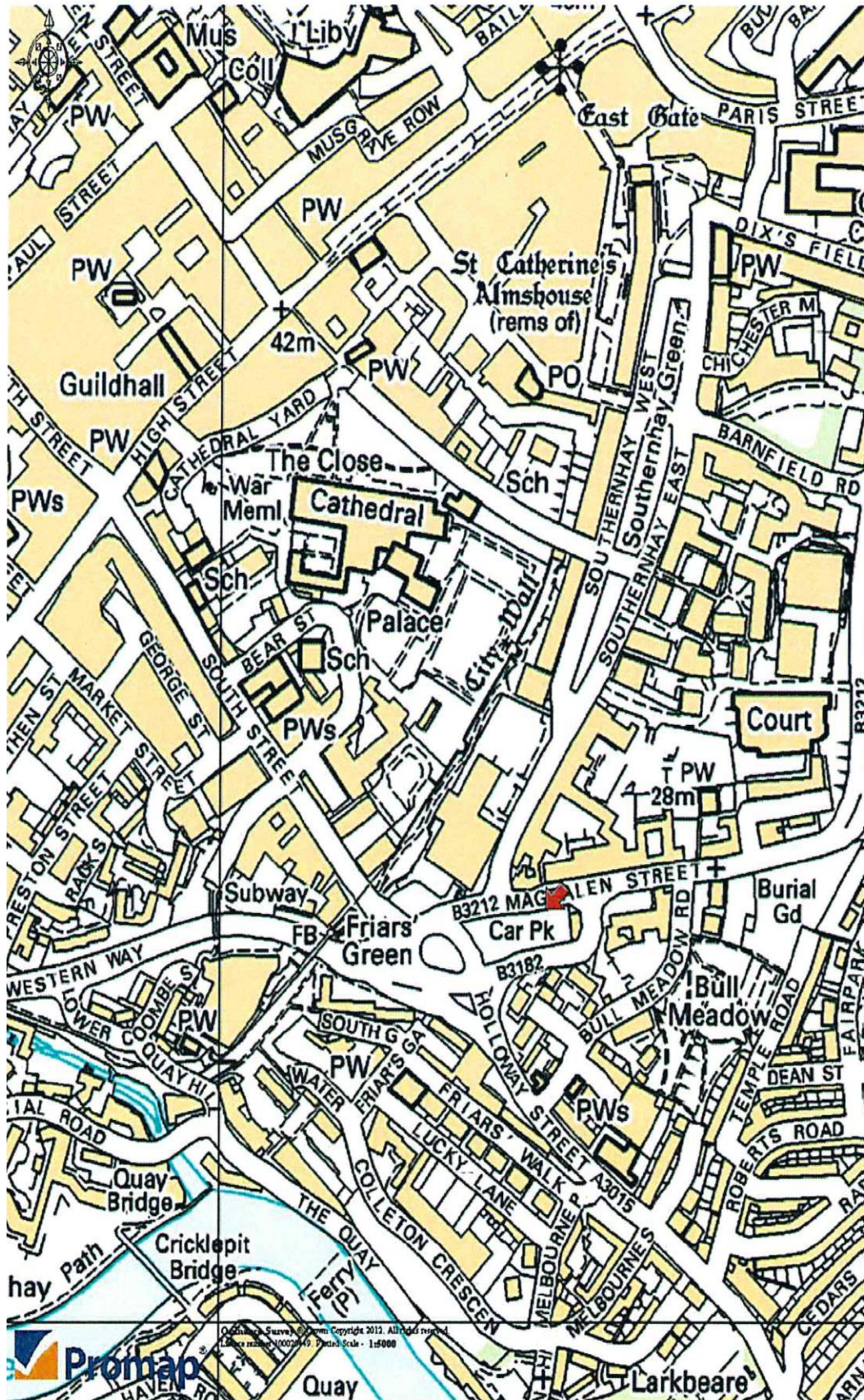


**SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE**

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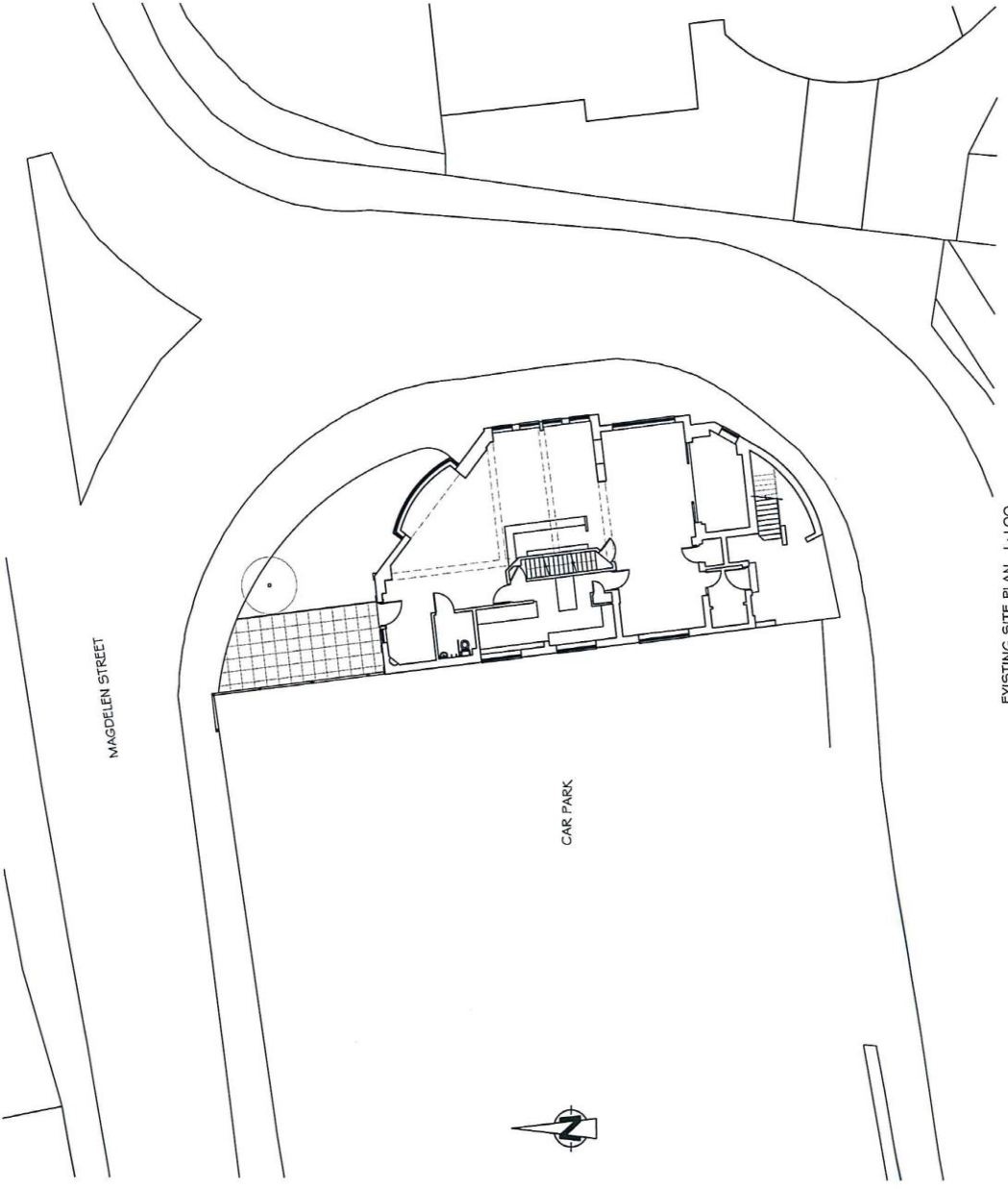




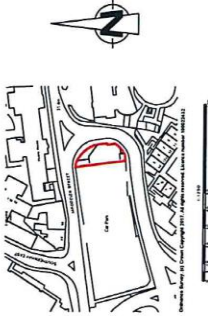


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EXISTING SITE PLAN 1:100



LOCATION PLAN 1:1250

Project
 PROPOSED ALTERATIONS
 AT
 THE SPICE ISLAND,
 MAGDALEN STREET,
 EXETER, EX2 4HZ

Drawing	SITE AND LOCATION PLAN		
Scale	1:100/1:250/0.5	Drawn	JRP
Date	December 2017	Checked	
Drawing No.	7559-101		

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