



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)  
web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

## For Sale Freehold 10 SOUTHERNHAY WEST EXETER EX1 1JG

### Prime Office Investment

Circa 325 sq m 3500 sq ft of net space



**Producing currently in excess of £42,000pa**



## LOCATION & DESCRIPTION

Number 10 is a fine and prominent end of terrace Georgian building, standing on the corner of Southernhay West at its junction with Cathedral Close. The offices overlook Southernhay Green at the front with glimpses of Exeter cathedral to the rear over the roof of the Cathedral School. Situated in the heart of the City Centre Southernhay is the business district of the city, providing a pleasant working environment of mostly Georgian buildings overlooking communal greens adjacent to the city's retail heart and numerous bars & restaurants and coffee shops.

Southernhay is an inspired piece of design and a most pleasant urban space with a series of four central gardens defined by formal terraces on the west side and more varied buildings to the east. In Southernhay West, the restrained three-storied red brick terraces following the line of the city ditch, were designed by Matthew Nosworthy in 1789, his first recorded work in Exeter. It is very much in the tradition of London work of the 1770s: blank arcading framing the round-headed ground-floor windows, white string courses, doorways with Coade stone surrounds and pretty little faces in the keystones. Nos.1-10 were well restored when converted to offices in 1975-7.

The property has a net area of approx. 3500 sq. ft providing light and airy offices arranged over 5 floors presently let to four tenants.

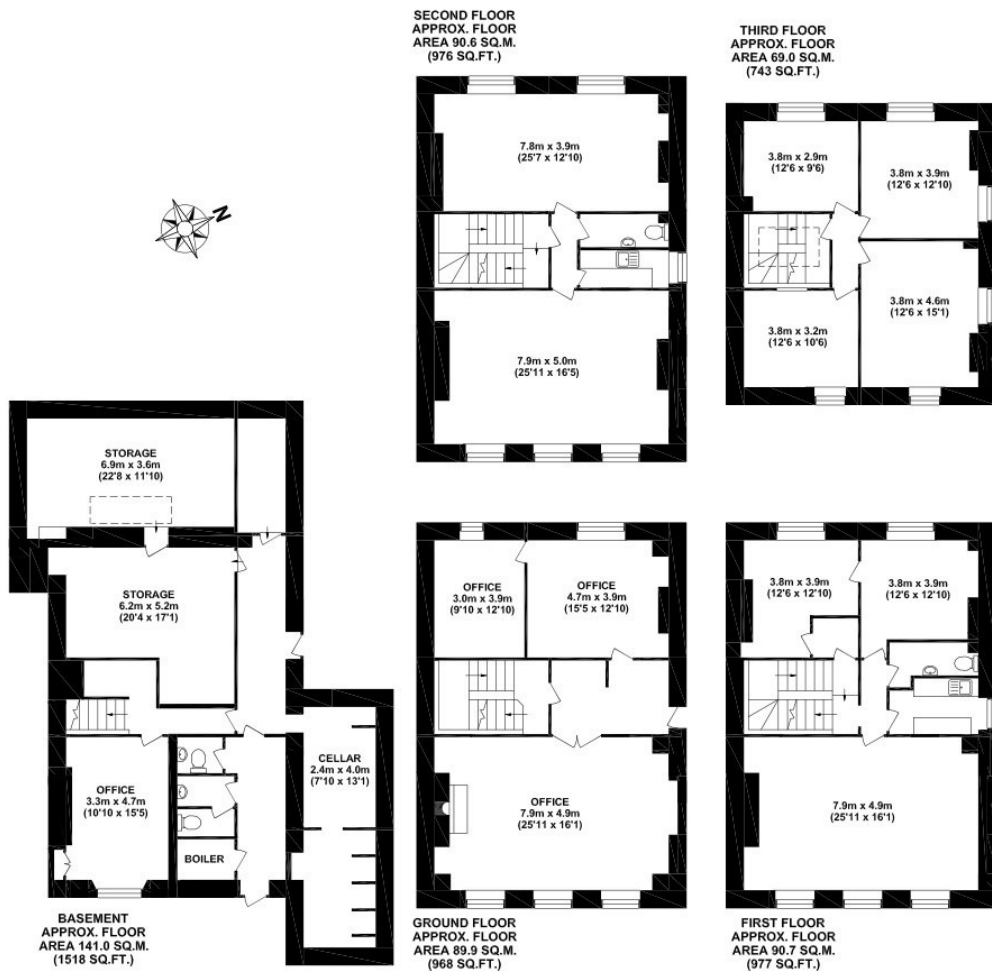
A broad mix of commercial tenants produce a current income in excess of £42,000pa and being a multi-let building the exposure to any one single tenant is reduced.

With approximate areas: -

Floor	Tenant	area sq ft	area sq m	lease term	rateable value
Lower Ground	Smart Estate Agents Ltd	746	69.33	5 years 15.09.21	£13,500
Ground floor	Smart Estate Agents Ltd	722	67.1		
1st floor	JSS EXETER (DEVELOPMENT LAND AND NEW HOMES) LIMITED	691	64.22	3 years 29.09.22	£9,700
2nd floor	It's Disco Ltd	765	71.1	5 years 01.02.24	£7,400
3rd floor	Saskia Layburn & Phoebe Davey	578	53.72	5 years 30.07.21	£5,200
		<b>3502</b>	<b>325.47</b>		

**Total 325 m sq. (3502 sq. ft) net lettable area**

Detailed breakdown of rentals available



**10 Southernhay West, Exeter, EX1 1JG**  
Approximate internal area 481.4 Sq.M. - (5182 Sq.Ft.)  
For identification only - Not to scale.

**Services Charge** : is payable and this includes heating. The present budget is in the order of £13,750pa. Note tenants do have service charge caps which is not uncommon in period buildings and these caps are in line with the present budgets. Further information is available.

**Guide Price**

Offers in excess of £575,000 freehold subject to existing tenancies



2<sup>nd</sup> floor office

**Services**

We understand that mains electricity, gas and water are connected

**EPC**

**Legal Fees**

Each side to be responsible for their own legal fees incurred

**Money Laundering**

The agent will require any purchaser to provide proof of identity and address along with the source of funds

**VIEWING**

**Turner Locker & Co**

**Tel: 01392 201 202 [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk) [www.turner-locker.co.uk](http://www.turner-locker.co.uk)**

**SUBJECT TO CONTRACT**

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