

TWO FREEHOLD PERIOD
OFFICE BUILDINGS FOR SALE

8&9

RICHMOND ROAD

EXETER EX4 4JA

PART LET AND PART VACANT

Currently occupied as offices,
with part let for clinical uses.
Close to Exeter College and
University Campus



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PROPERTY SUMMARY

- No 8 2,579 sq ft (239.6 sq m)
- No 9 2,802 sq ft (260.3 Sq m)
- 3 CARSPACES
- LARGE GARDEN
- £15,000 PA RENTAL ON PART No 8
- LISTED GRADE 2
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

LOCATION

Exeter has a thriving business community and functions as the principal administrative centre for Devon and Cornwall. The city is home to a number of major UK and international organisations including the Met Office, EDF Energy and Pennon Group.

The city has a strong retail base with Princesshay shopping centre and has a retail catchment population of 480,000 and a resident population of 120,000.

Richmond Road is situated on the edge of the city centre, giving easy access to the high street, railway stations and numerous bus routes that run through the city.

Exeter College and University of Exeter campuses are within close walking distance and there is a large Pay & Display carpark opposite.

There are a mix of uses around the Square including offices, clinical, educational and residential and there is a pub opposite.

DESCRIPTION

The property comprises two period city centre office buildings with their own ground floor entrances and access to lower ground and upper floors.

No 8 has recently been refurbished and fitted with new LED lighting and night storage heaters. There are WC facilities, a utility room, reception and consultancy rooms on the three floors.

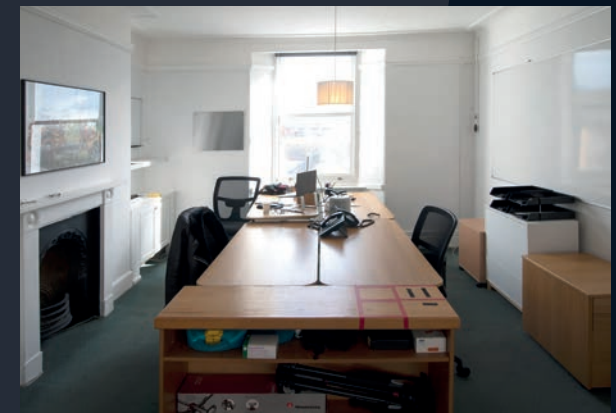
The property also has a substantial garden area to the rear accessed from the lower ground floor.

No 9 has a side entrance and 3 car spaces to the rear. It has a gas-fired heating system with wall-mounted radiators and feature up and down lighting. There is a reception and office on ground floor and lower ground floor offices with kitchenette and access to the rear carpark.

There are separate male and female WC facilities.

There is a boardroom on the first floor and the offices on the second and third floor have been linked to No 8. Both buildings retain many of the period features of a building of this age.





ACCOMMODATION

The accommodation measures the following approximate Net Internal Areas:

Floor No8	Sq ft	Sq m	Use
Basement	420	39.02	Storage
Lower G/f	419	38.93	LET
Ground Floor	398	36.98	LET
First Floor	469	43.57	LET
Second Floor	465	43.20	Offices
Third Floor	408	37.90	Offices
	2,579	239.60	

Floor No9	Sq ft	Sq m	Use
Basement	459	42.64	Storage
Lower G/f	497	46.17	Offices/Kitchenette
Ground Floor	503	46.73	Reception/Office
First Floor	456	42.36	Boardroom/Offices
Second Floor	457	42.47	Offices
Third Floor	430	39.95	Offices
	2,802	260.32	

SERVICES

All main services are connected to the premises including gas to No 9.

BUSINESS RATES

Interested parties should make their own enquiries to Exeter City Council or visit www.voa.gov.uk.

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BUSINESS RATES

We are advised by the Valuation Office website that the premises are assessed for rating purposes as follows:-

Description: Offices & Premises

No 8 Rateable Value: £9,223 No 9 Rateable Value: £17,250

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

LEASE TERMS (No 8)

The Lower Ground, Ground and First Floors of No 8 are let on a Lease dated 5th September 2016 for a term of 6 years expiring on 4th September 2022. The lease is contracted into the Security of Tenure Provisions. The annual rent payable is £15,000 exclusive.

A service charge is levied to cover the maintenance decoration and cleaning of the structure, exterior and common parts of the building. Further details are available from the agents.

PLANNING

The properties have historic planning consents for change of use from residential to offices. More recently planning permission was granted for Change of Use (16/0951/FUL) to

the Lower Ground, Ground and First Floors of No 8 from B1 (Offices) to D1 (Clinic).

There are various other consents in respect of the linking of No 8 & No 9 at second and third floors and creation of the car spaces to the rear of No 9.

For further information contact the agents.

ENERGY PERFORMANCE CERTIFICATE

No 8 – The energy performance certificate rating is an F. This expired in October 2019.

No 9 – The energy performance certificate rating is an E. The full certificates and recommendations can be provided on request.

TERMS

The properties are held under Title Nos:

No 8 – Title No: DN241639 No 9 – Title No: DN 77338

The properties are for sale as a combined freehold subject to the lease of part of No 8. Offers are invited in the region of £950,000.

VAT

We are advised that the properties are not elected for tax for VAT purposes.

FURTHER INFORMATION:

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

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