



To let

First floor, 60 Haven Road, Exeter,
Devon, EX2 8AX

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Unique opportunity to secure waterside premises on
Historic Quay

Characterful building with original features

Approx: 4,865 sq ft / 452 sq m

Potential for a variety of uses STP

New lease available

Diverse mixed use area

Location

A unique opportunity to secure premises in a key historical building, adjacent to the Piazza, Canal basin and The Clip 'n' Climb Climbing Centre. The building occupies an unrivalled waterfront location within a diverse mixed-use area, synonymous with Exeter's reputation as an outstanding city in which to live and work.

Set between the City Centre and the Exe Valley, Exeter Quayside is synonymous with Exeter's reputation as a beautiful and diverse city. The Quay, which dates back to the Roman Times, is largely responsible for the city's commerce prosperity and is an extremely popular destination for both the resident population and tourists alike. There are a range of recreational leisure activities on offer, as well as unique shops, popular pubs and restaurants integrated with a diverse range of residential dwellings and apartments.

At the head of Exeter's historic ship canal adjoining the Piazza Terracina sits the canal basin which is linked to the quayside by Cricklepit Bridge.

There is an array of retail outlets, cafés, restaurants, a fantastic new climbing centre, Clip 'n' Climb, which has breathed new life into the former electricity works, in addition to the new Outdoor Education Centre.

Description

The property comprises an imposing Grade II listed building fronting the canal basin and Haven Road. The ground floor has recently been let to Exeter Cookery School which is undergoing substantial refurbishment and scheduled to open in the Summer 2016. (www.exetercookeryschool.co.uk).

The first floor comprises unique accommodation overlooking the waterfront and is suitable for a variety of uses (subject to planning) including studio, gallery, offices, antique centre etc.

Accommodation

The property comprises a gross internal floor area of approx.: 4,865 sq ft / 452 sq m.

Planning

With the diversity of the area there are a number of possibilities for refurbishment of the accommodation. The warehouse is Grade II listed and previously the first floor had planning consent for B1 Offices.

Exeter City Council's Planning Department can be contacted on 01392 265223 for further information on potential planning uses.

Disposals are subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements, other rights whether mentioned in the particulars or not.

Terms

The property is available by way of a new lease for a term to be agreed on a proportional repairing and insuring basis.

Rent

Asking rent of **£20,000 per annum exclusive**.

Rateable Value

Depending on the eventual use the unit will require re-assessment by the Valuation Office.

VAT

All figures quoted are exclusive of VAT.

Services

It is understood 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.

Viewing & Further information

Strictly by appointment through the joint agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

OR

Vickery Holman
Balliol House, Southernhay Gardens, Exeter, EX1 1NP

Contact: Clare Cochrane
Tel: (01392) 203010
Email: ccochrane@vickeryholman.com



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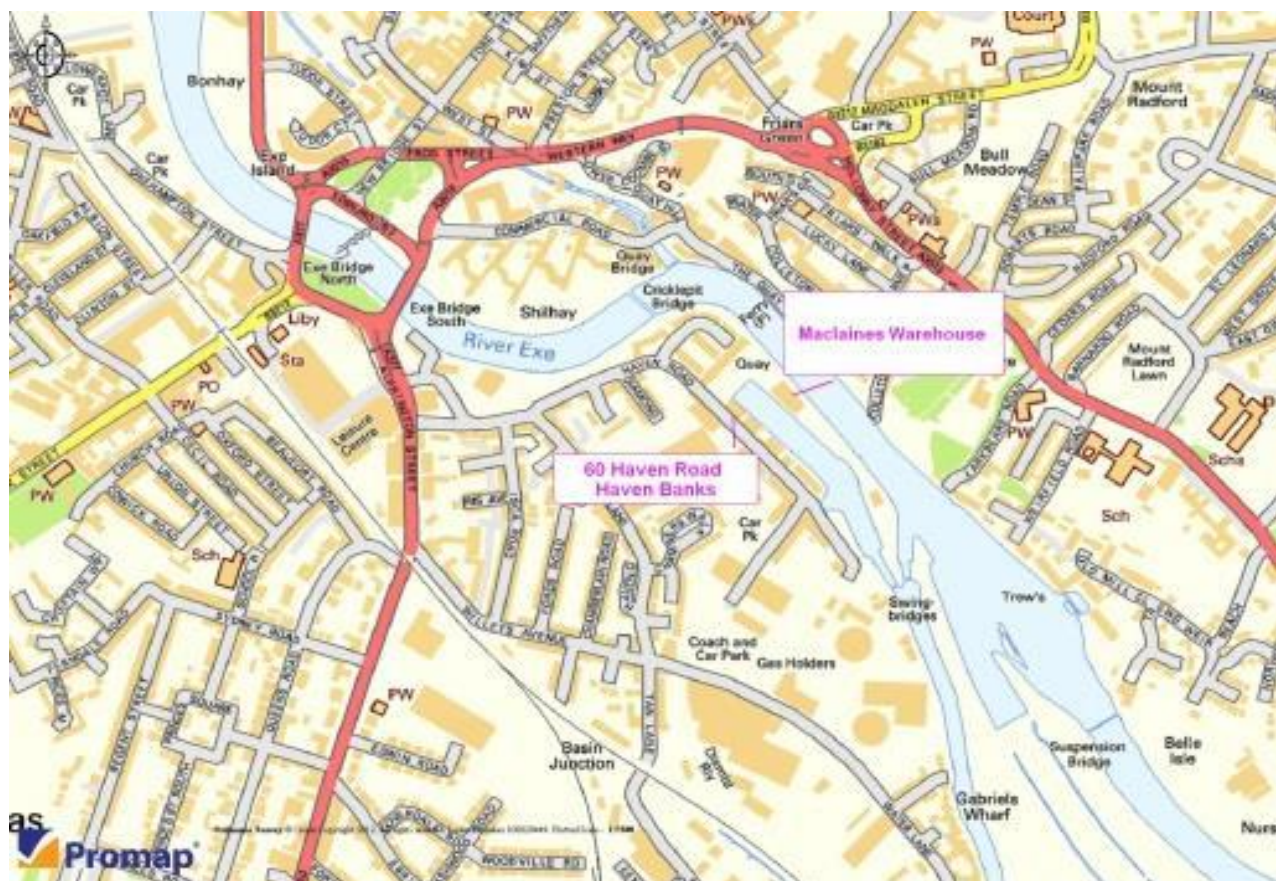
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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

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FIRST FLOOR



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