



## Bathurst House, Smythen Street, Exeter, EX1 1BN

# To let

Viewing by prior appointment with  
Orla Kislingbury

**(01392) 202203**

[orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)

First floor office in city centre location

Open plan layout with kitchen facilities

Suitable for a variety of uses (STP)

Approximate Net Internal Area: 802 sq.ft (74.51 sq.m)

To let: £7,500 per annum

## Location

Bathurst House is located on Smythen Street a long historic street in Exeter's old West Quarter, originally a medieval route into the city and historically associated with smiths and butcher shops.

Smythen Street is within walking distance of Exeter's primary commercial, retail and transport hubs, including Market Street, High Street, and nearby bus and rail connections via Exeter Central and Exeter St David's stations.

## Description

A first floor office suite comprising an open plan layout. The suite features ornate exposed timber beams and central heating, and provides a small kitchenette area for tea making facilities. There are shared toilet and shower facilities on the ground floor.

## Accommodation

The suite has an approximate Net Internal Area: 802 sq.ft (74.51 sq.m)

## Lease Terms

The property is offered by way of a new lease at an initial annual rent of £7,500 per annum exclusive.

A service charge is payable to include maintenance of the exterior and common parts, fire alarm testing, cleaning of toilets and kitchens, buildings insurance and all mains utilities.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E (122)

## Business Rates

Rateable Value (as of April 2026): £11,000  
Rates Payable: £4,752

Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

## VAT

VAT is not applicable.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury  
Tel: (01392) 202203  
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