

stratton creber  
commercial

property consultants



Providence Chapel, Northernhay Street, Exeter, Devon, EX4 3ER

Period building (not listed) | City centre location | Accommodation on two floors with scope to add mezzanine |  
Offered with vacant possession or short-term leaseback | **Offers over £500,000 for the freehold**

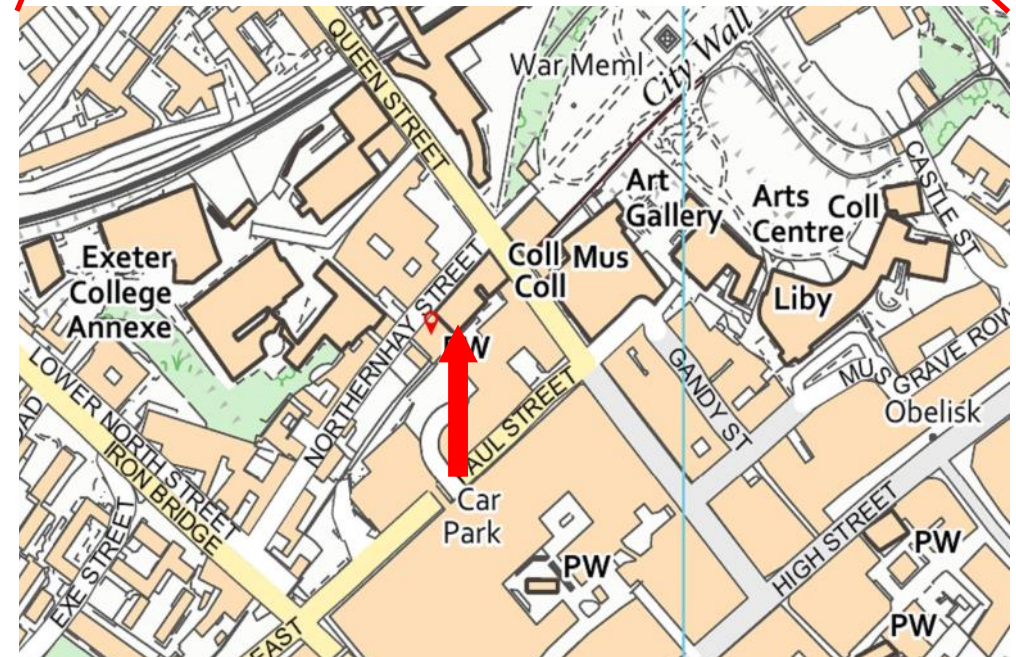
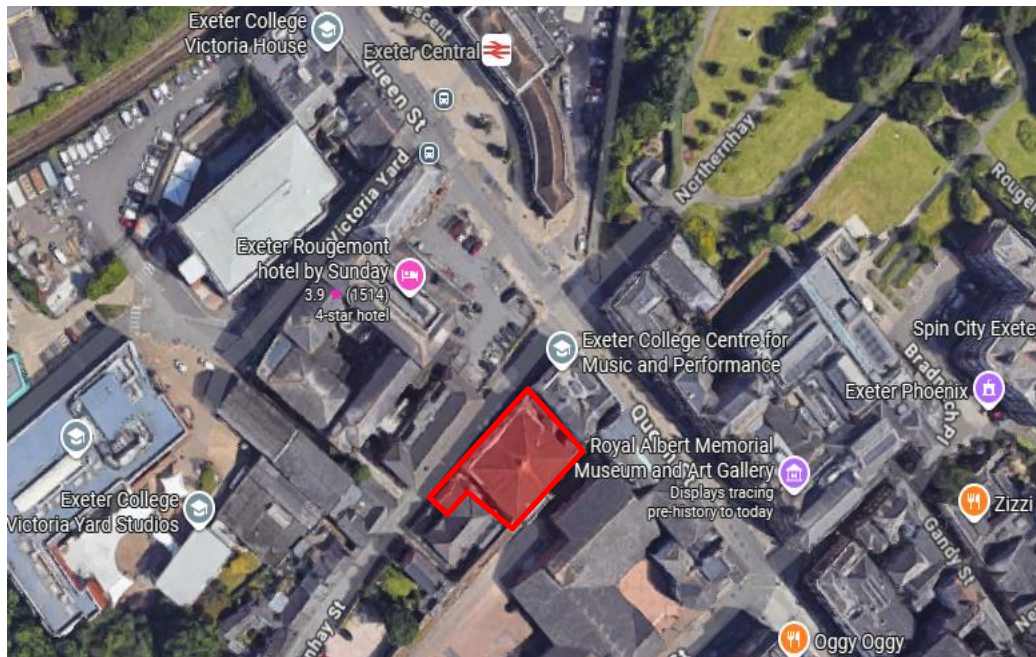
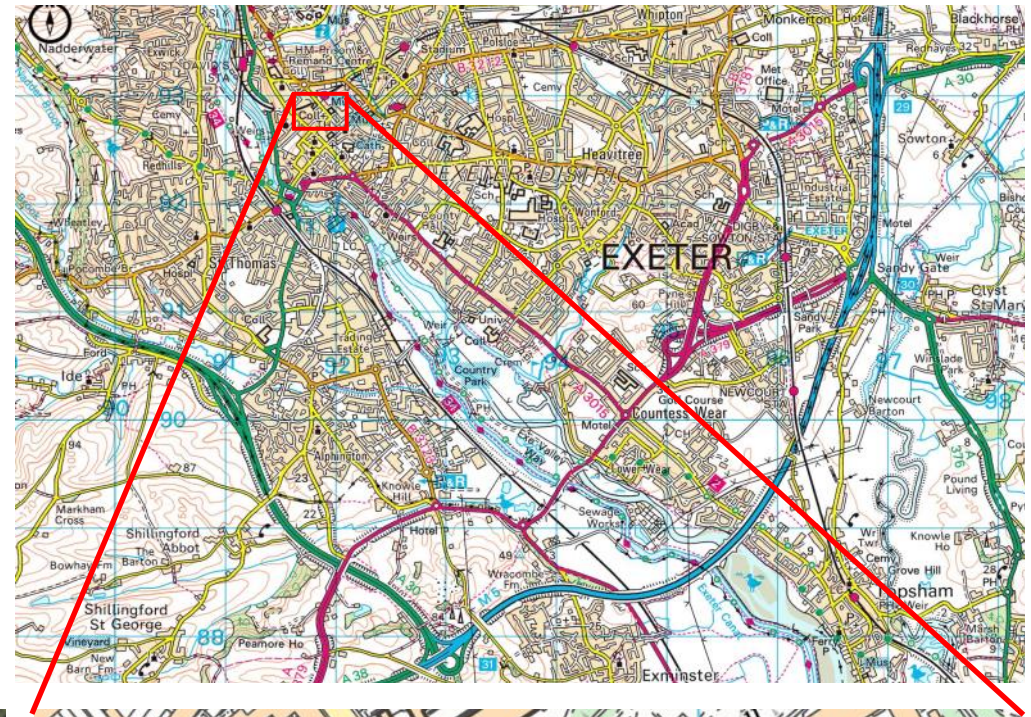
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## LOCATION

Providence Chapel is situated on Northernhay Street in the centre of Exeter, around 20 metres from its junction with Queen Street, which is a busy pedestrian route linking the city centre retail areas (High Street, Guildhall Shopping Centre and Princesshay) with the campuses of Exeter University and Exeter College. Exeter Central Railway Station fronts Queen Street around 80 metres from the property.

The property is situated between the city's cultural quarter and the St Davids district, and is close to the city museum, Rougemont Gardens and several Exeter College buildings. Northernhay Street is a quiet road leading down to the Iron Bridge, with historic buildings on either side.

Adjacent to the property are buildings occupied by Exeter College and a church, and the property backs directly onto the city wall.



## DESCRIPTION

Providence Chapel is a neo classical building dating from the 1860's and retaining many period features including an ornamented ceiling and ornate windows. The layout essentially comprises an upper ground floor (auditorium) with modern mezzanine forming a gallery, and a lower ground floor providing offices, facilities and stores).

The main hall has full-height windows on three elevations and has access from both ends of the road frontage. There is an accessible WC adjacent, and stairs lead down to the lower ground floor.

The lower ground floor has independent access from the street, and is currently fitted as offices/meeting space, kitchen, WCs and stores.

There is also one further room at first floor level, which has separate access from the street.

There is a gas-fired central heating system serving all parts of the building.



## ACCOMMODATION

Estimated Net Internal Areas as follows (excludes circulation areas and WC facilities):

Floor	Use	Sq.ft	Sq.m
Lower ground	Offices / meeting space, kitchen, storage	641	59.56
Ground	Auditorium	3,659	339.72
Ground, first	Ancillary storage off auditorium	473	43.96
Mezzanine	Gallery within auditorium	1,102	102.39
First	Office / classroom	222	20.67
<b>Total :</b>		<b>6,096</b>	<b>566.30</b>

## PLANNING

Interested parties are advised to make their own enquiries of the Planning Department of Exeter City Council.

The property's current use is predominantly as a place of worship, which falls within Use Class F1.

The property is not understood to be listed but is situated within a Conservation Area and also within an Article 4 zone.

## BUSINESS RATES

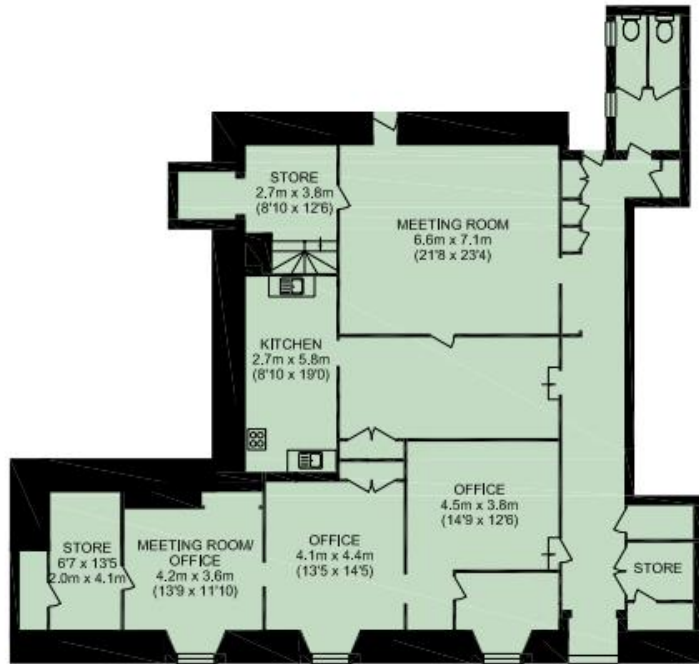
The property is not currently assessed for business rates, but a change of use may trigger a business rates liability. Interested parties are advised to make their own enquiries via the Valuation Office.



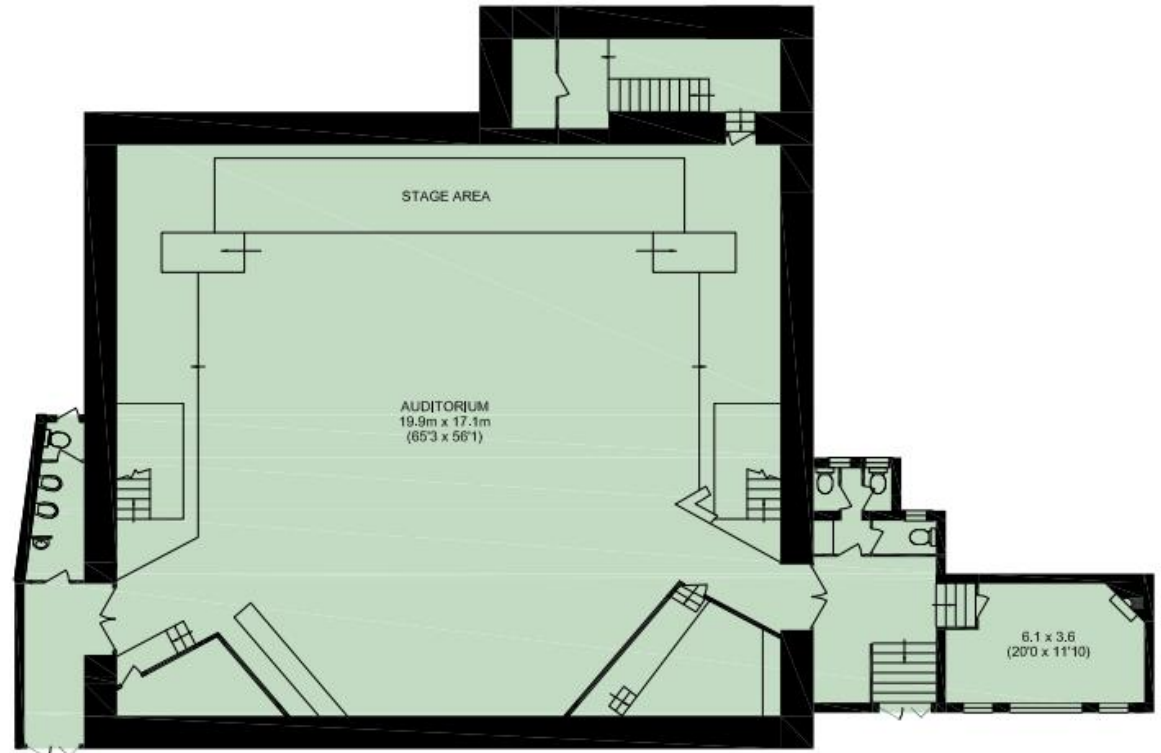
Lower ground floor



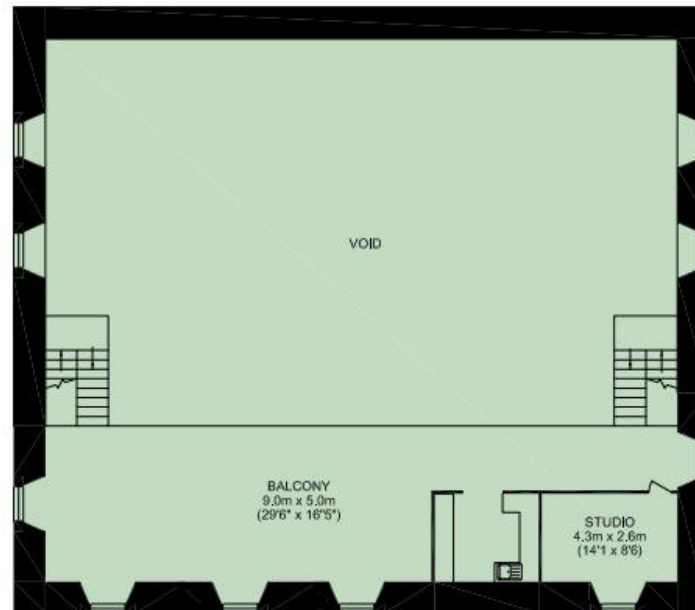
First floor



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

## TENURE

Held by way of a single freehold title; details on request.

## PROPOSAL

The freehold interest is offered by way of a sale with vacant possession. Offers in excess of **£500,000** are invited.

## VAT

The property is not elected for VAT, and VAT is not chargeable on the purchase price.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit	EPC Rating, date of expiry
Providence Chapel	D (92), expires 20th January 2036

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## FURTHER INFORMATION

Further information available from the agents.

## VIEWING

Viewing is strictly by prior appointment through the sole agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

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