



Kalendar Hall, South Street, Exeter, Devon, EX1 1DZ

City centre location | Available July 2026 | Approx 2,165 sq.ft (200.84 sq.m) | Accommodation on two floors | Performing Arts Hall |

Guide price: £175,000

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LOCATION

The property is situated in a good secondary location within the city centre, close to the High Street. South Street comprises a number of independent retailers together with Estate Agents and restaurants and benefits from good pedestrian and vehicular flow.

Nearby occupiers include KFC, Marie Curie, RSPCA, Cost Cutters and Oxfam.

DESCRIPTION

Kalendar Hall is a mid terraced building, set within a continuous street frontage on South Street, with adjoining buildings on both sides and no exposed side elevations.

The property is arranged over two floors, with the ground floor comprising a performing arts hall together with a stage, three independently accessed music rooms, an office and a basement below the stage.

Male and female toilets are accessed off the ground floor corridor, and there is a further WC off the first floor landing.

The performing arts hall has crittall single glazed windows, wooden flooring, Category-II lighting and a single wall mounted electric heater.

The first floor comprises an open plan music classroom, a further two music rooms and toilet facilities all accessed off the landing.

The specification of the open plan classroom is consistent with that of the performing arts hall but with the benefit of secondary glazing.

The property also benefits from an area of outside space.

ACCOMMODATION

Floor	Accommodation	Sq.m	Sq.ft
Ground	Performing Arts Hall	95.5	1,028
Ground	Classrooms & Office	32.9	355
First	Classrooms	54.25	584
Basement	Storage	18.19	197
Total		200.84	2,165

PLANNING

Reference	Description	Decision
13/4660/ FUL	Demolition of existing building. Construction of performing arts and teaching facility and two retail units including improvement to public realm.	Permitted 16 th January 2014
13/4661/ LBC	Demolition of existing building. Construction of performing arts and teaching facility and two retail units including improvements to public realm.	Permitted 16 th January 2014

*The above consents were not implemented, and are therefore considered to have lapsed.

SERVICES

The property benefits from mains water & electricity.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

An EPC is available and the rating is D/82.

PHOTOS



FLOOR PLAN



Kalendar Hall, South Street, Exeter, EX1 1HX

For identification only - Not to scale.

PROPOSAL - SALE

The property is offered for sale by way of a long leasehold (expiring September 2056), at a guide price of **£175,000**

VAT

VAT is not applicable to this sale.

BUSINESS RATES

We note from the VOA website that the property is assessed as 'school and premises' with a rateable value of £10,500, rising to £12,250 from April 2026.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant 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.

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
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