

**BUSINESS
UNAFFECTED**

**stratton
creber
commercial**

property consultants



50a Exeter Road, Exmouth, Devon, EX8 1PY

For sale

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Freehold income producing investment opportunity

Ground floor shop let with sold off flats above

Popular trading position

Total rent £8,100 p.a.

Price: £95,000

strattoncrebercommercial.co.uk

Location

The property is situated in a busy local shopping parade close to the town centre and the main Magnolia Shopping Centre. There are a variety of both independent and national traders nearby.

Exmouth offers a various range of shops, schools, restaurants and leisure activities, along with miles of sandy beaches and access to the Jurassic coastline. Exmouth has a resident population of approx. 30,000 with an influx of tourists in the summer season.

Description

The property comprises a ground floor shop with main sales area together with storage, w/c and part covered rear courtyard let to Hayley Clark trading as "K9 Clark" dog grooming and 3 flats above sold off on long leases.

Accommodation

Approximate net internal floor area as follows:

13'11" x 32'7" (4.24m x 9.93m) Double frontage onto Exeter Road with suspended ceiling, strip lighting and lino flooring. To the rear of the sales area are steps leading to:

Inner Lobby: 7'3" x 5'7" (2.2m x 1.7m)

WC: Low level w/c and wash hand basin.

L Shaped Storage: 9'8" (2.95m) max x 4'4" (1.32m) max

Part Covered Courtyard: 7'11" x 14'11" (2.41m x 4.55m)

Lease Terms

The property is being sold with the benefit of a lease of the ground floor shop to Haley Clark for a term of 5 years from 5th June 2019 drawn on an internal repairing and insuring basis to include the shop front. The commencing rent is £7,500 p.a. There is a rent deposit of £1,500.

Further information is available from the sole agents.

Rent

Shop: £7,500 p.a.

3 flats at a total ground rent: £600 p.a.

Total rent: £8,100 p.a

Freehold

The freehold is available at a price of **£95,000** showing a return of **8.52%**.

Energy Performance Certificate (EPC)

The shop has an energy rating of E/102.

VAT

VAT is not chargeable.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

Viewing & Further Information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS

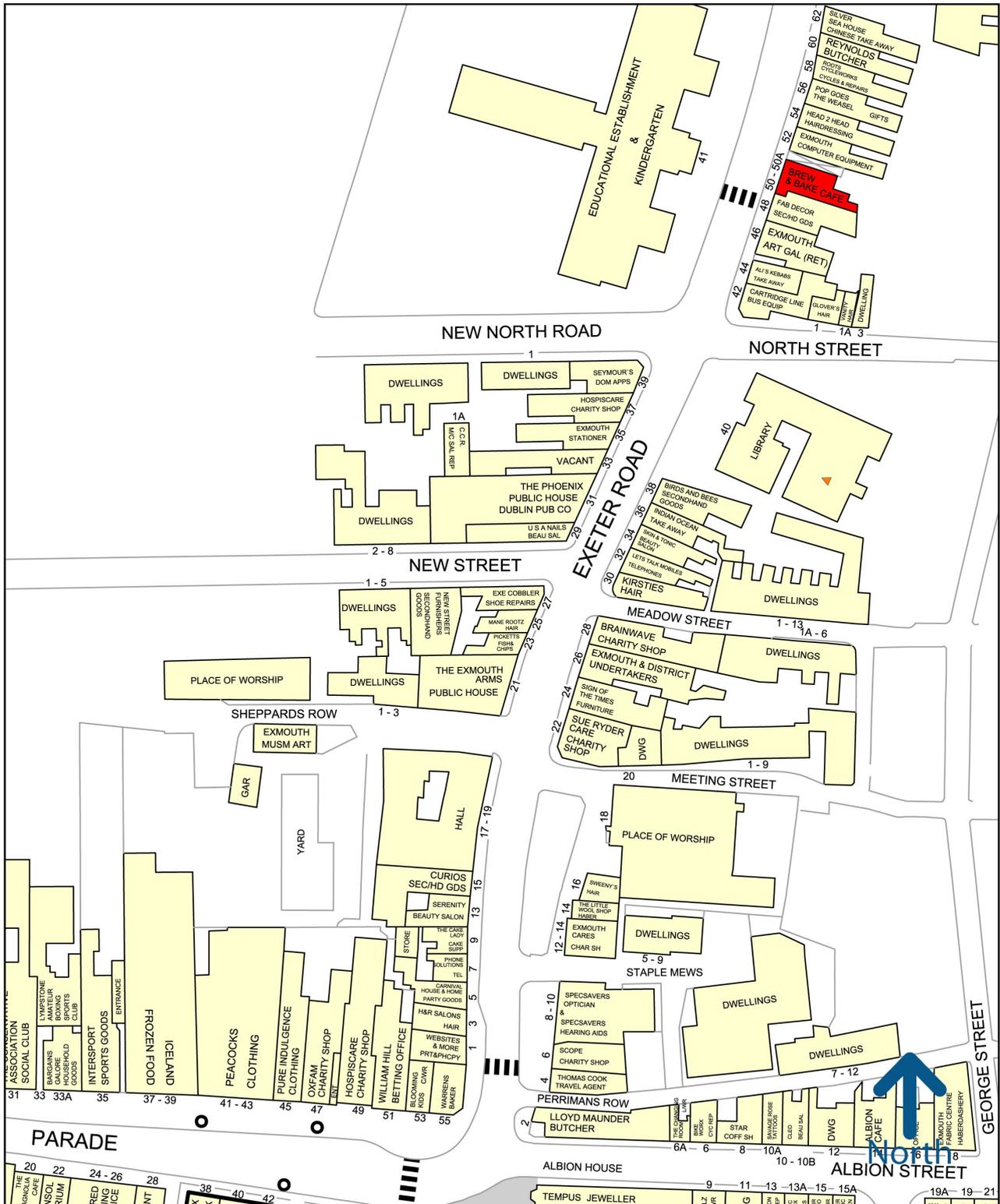
Tel: (01392) 202203

Email: damian@sccexeter.co.uk





Exmouth



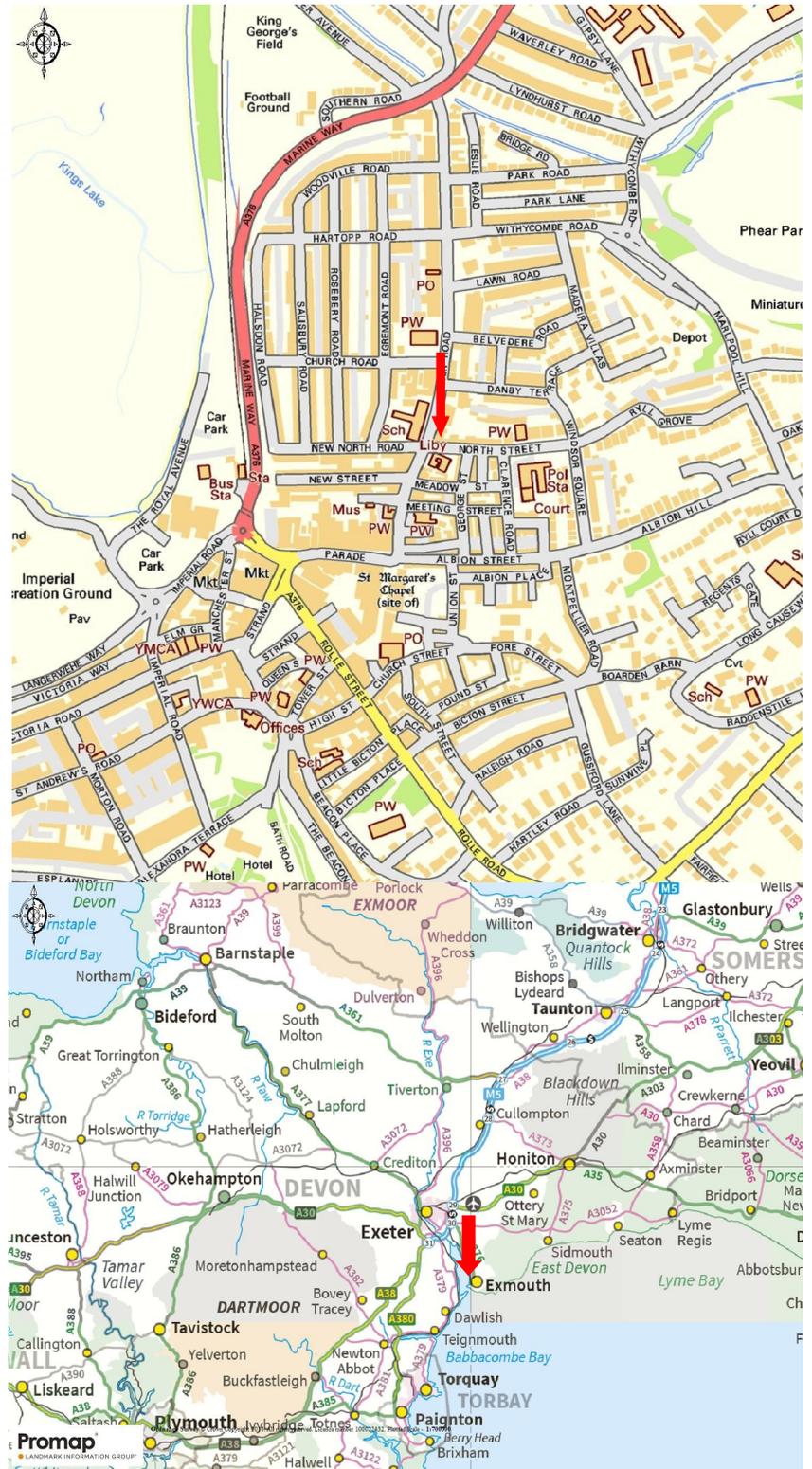
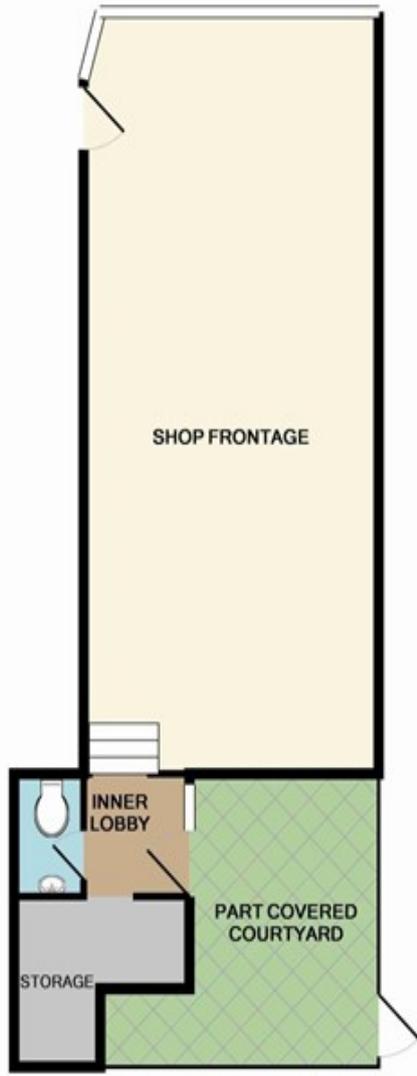
50 metres

Experian Goad Plan Created: 31/01/2019
Created By: Stratton Creber Commercial



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

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.