

Okehampton - 3 Church Court, St James Street, Devon EX20 1DJ
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Okehampton - 3 Church Court, St James Street, Devon EX20 1DJ

Freehold Shop Investment



Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 4.94%
- Rental Income: £4,944 p.a.
- VAT is applicable to this property
- Town centre location
- No breaks. Lease expiry 2023.
- Occupiers close by include Betfred (adjacent), Martin's, Peacocks, Boots the Chemist, Specsavers, TSB, HSBC, and NatWest banks.

Tenancy:

The entire property is at present occupied by J Whitley for a term of 3 years from 21st July 2020 at a current rent of £4,944 per annum and the lease contains full repairing and insuring covenants. No break clause.

Tenancies and Accommodation:

Property	Accommodation			Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 3 (Ground Floor)	Gross Frontage	6.30 m	(20' 8")	J Whitley	3 years from 21 July 2020	£4,944	Note 1: FRI Note 2: No Break clause Note 3: Rent deposit held £824
	Shop Depth	6.40 m	(21' 0")				
	Ground Floor	37.8 sq m	(407 sq ft)				
Total						£4,944	

Property Description:

The property is arranged on ground floor only to provide a lock-up shop which forms part of a larger building the remainder of which is not included in the sale.

Location:

Okehampton is an attractive town located on the northern edge of Dartmoor National Park approximately 24 miles west of Exeter. The town enjoys good road communications with the A30 by-pass running to the south of the town centre which provides access to the M5 motorway to the east of Exeter and Launceston some 7 miles to the west. The property is located on the west side of St James Street, diagonal to its junction with Park Row.

Okehampton - 3 Church Court, St James Street, Devon EX20 1DJ

Freehold Shop Investment

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited
Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.