

**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:

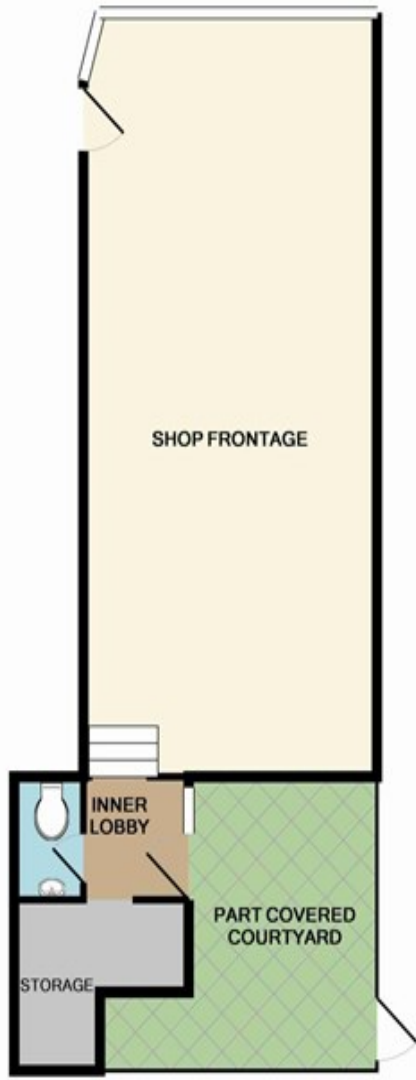
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