



For sale

94A Sidwell Street, Exeter, Devon EX4 6AN

Viewing by prior appointment
with Damian Cook MRICS /
Tom Churchward MSc Real Est

(01392) 202203

damian@sccexeter.co.uk

tom@sccexeter.co.uk

Ground floor lock-up shop

Close to Exeter City Centre

Ready made investment

Gross initial yield of 7.69 %

Price: £130,000 Long Leasehold

strattoncrebercommercial.co.uk

Location

The property is situated close to the centre of Exeter, an area densely popular with students providing a strong footfall. Located at the meeting point of Old Tiverton Road and Sidwell Street, a popular trading street which hosts a number of national and independent occupiers including retailers, professional services, cafes and other leisure uses including Richer Sounds, Tesco and the Odeon cinema.

Description

The property, sometimes known as 8 Inglewood House, comprises a ground floor lock-up shop, currently trading as a hairdresser. It has an attractive frontage and is highly visible from the roundabout. The surrounding properties are a mixture of commercial and residential, leading to a healthy footfall and continuous flow of traffic.

The property is let on a 7 year lease and presents affordable and manageable opportunity. It would make an excellent first time investment or an addition to an existing portfolio.

Accommodation

Please see the accommodation below

Description	Sq. ft	Sq.m
Ground floor retail	316.67	29.42
TOTAL:	316.67	29.42

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (55)

Tenure

The property is held on a 999 year lease from 1st November 2007 and is subject to a peppercorn rent.

The occupational lease is for a term of 7 years from 30th July 2019. The lease is drawn on a contributory full repairing and insuring basis, subject to an annual service charge payable by the tenant of approx. £650 for the current year. The passing rent is **£10,000 per annum** subject to review at the end of year 5 in line with RPI.

Vacant possession may also be achievable by negotiation, please contact agent for details.

VAT

VAT will not be chargeable.

Legal Costs

Both parties to bear their own legal costs 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

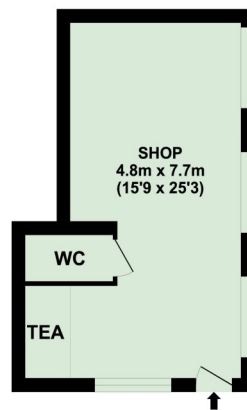
Or

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk

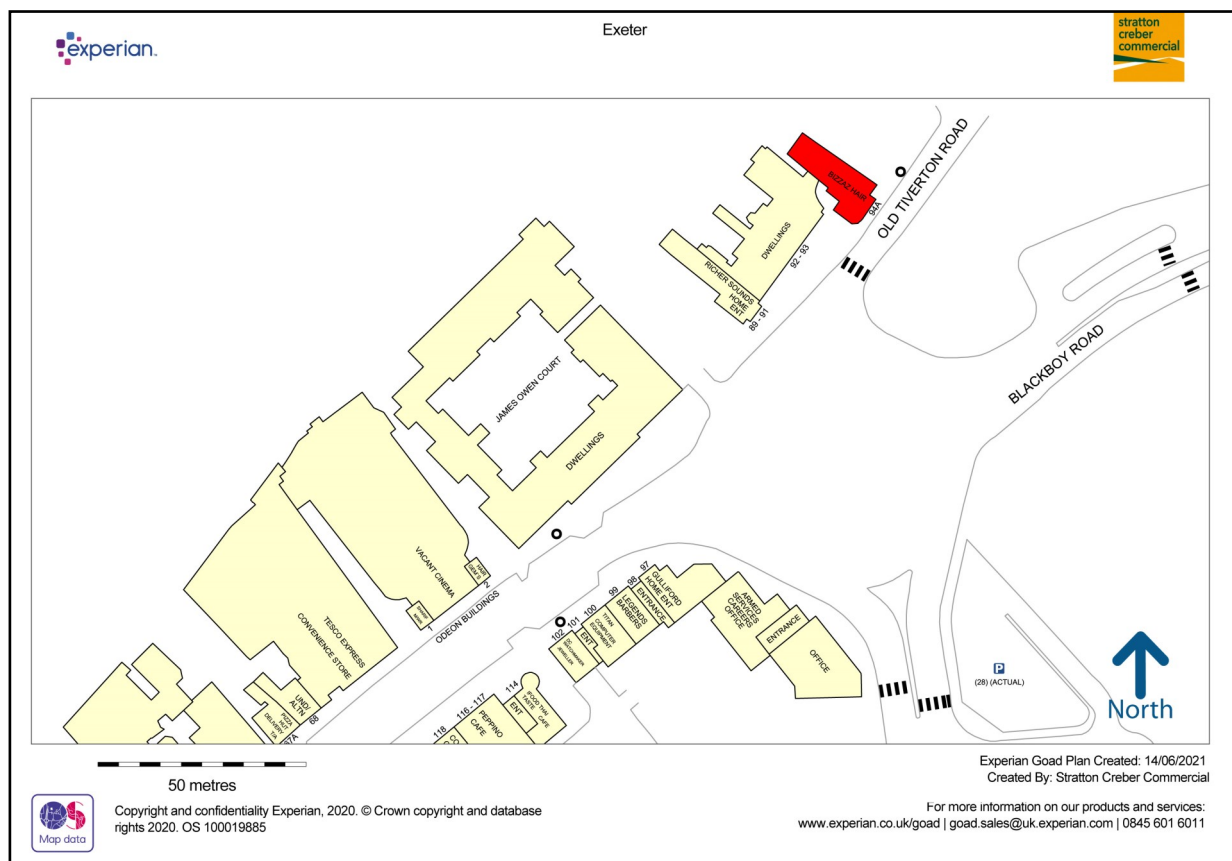




GROUND FLOOR
APPROX. FLOOR
AREA 32.3 SQ.M.
(348 SQ.FT.)



Unit 8, Inglewood House, Sidwell Street, Exeter, EX4 6AN
Approximate internal area 32.3 Sq.M. - (348 Sq.Ft.)
 For identification only - Not to scale.



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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