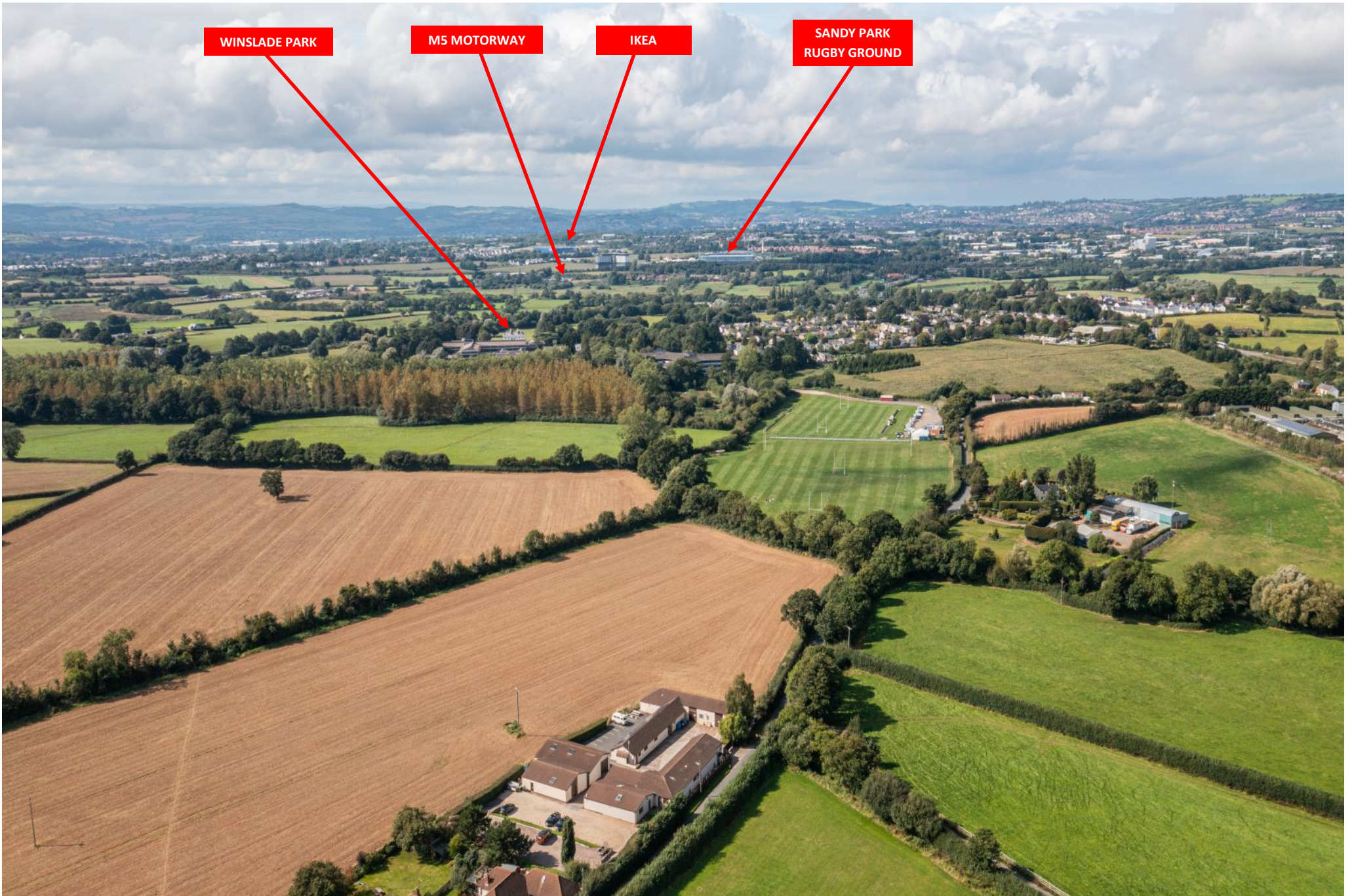




Little Bridge Business Park | Oil Mill Lane | Clyst St Mary | Exeter | Devon | EX5 1AU
Freehold investment | Three single storey detached business units | Strong national covenant |
Site area: 0.865 acres | Rental income: £74,995 per annum | Guide price: £1,050,000



INVESTMENT SUMMARY

- Strong national covenant.
- Low site coverage.
- Potential for future development.
- Minimal management involvement.
- Low capital value of £107 psf.
- Site area: 0.865 acres.



LOCATION

The property is situated in a rural location approximately 1 mile off the A3052 Sidmouth Road just before Westpoint (Devon County Showground) approximately 2.5 miles from Junction 30 of the M5 Motorway.

Exeter is the principal retail, commercial and administrative centre of the South West peninsular location approximately 80 miles south west of Bristol and 40 miles north east of Plymouth.

Exeter is a Cathedral and University city with a resident population of 120,000 and a retail catchment of around 1,000,000. The city is in the top 20 in the UK in terms of catchment spend potential (CACI 2018). It has an international airport and direct intercity rail links to London. It is the home of the Met Office, Devon County Council and many of the regions major professional firms. See [Visit Exeter.com](#).

DESCRIPTION

The property comprises 3 single storey detached business units arranged as mainly offices with storage/warehouse facilities. The accommodation is well-presented with inter-connecting offices, kitchens and male and female w/c facilities. Features include wood chip central heating, optical fibre with internet back-up, blockwork and plastered/painted walls, suspended ceilings, cat 2 lighting, uPVC double glazing and some solar paneling. There is generous car parking for approximately 40 vehicles and the potential for future expansion.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Description	Sq. ft	Sq.m
Block 1	3,686	342
Blocks 2 & 3	3,223	346
Block 4	2,382	221
TOTAL:	9,791	909

TENURE

Freehold subject to the tenancy referred below:

TENANCY

The property is held by Trinity Fire & Security Services Ltd by way of a lease for a term of 15 years from the 1st August 2010 on a full repairing and insuring basis. The passing rent is £74,995 per annum and reviewed 5 yearly in line with RPI.

There are three sub leases in Block 4 contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954. These have now expired.

TENANTS PROFILE

Since 1997 Trinity Fire & Security have been helping businesses to ensure the safety of their people, properties and business operations.

They operate from 10 regional offices across the UK, with annual revenues exceeding £35 million. Their Head Office is at Little Bridge Business Park, where the Finance, IT, Regional Sales and Operations are based. They are now part of a larger group owned by Premier Technical Services Group Plc (PTSG), a leading niche specialist service provider in the FM and constructions sectors.

PTSG operates 4 separate business divisions:

- PTSG Access and safety Limited
- PTSGT Electrical Services Limited
- PTSG Building Access Specialist Limited
- PTSG Fire Solutions Limited

Further information on the acquisition please see link:

<http://www.ptsg.co.uk/news/acquisition-announcement-2/>

ENERGY PERFORMANCE CERTIFICATES

Units 1-5 and 7-10 are rated B and expire September/October 2025.



PROPOSAL

The freehold interest, subject to the existing tenancy is available at a guide price of **£1,050,000** subject to contract.

This figure will show an investor a net initial return of 6.75% after allowing for purchasers costs (SDLT plus fees).

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

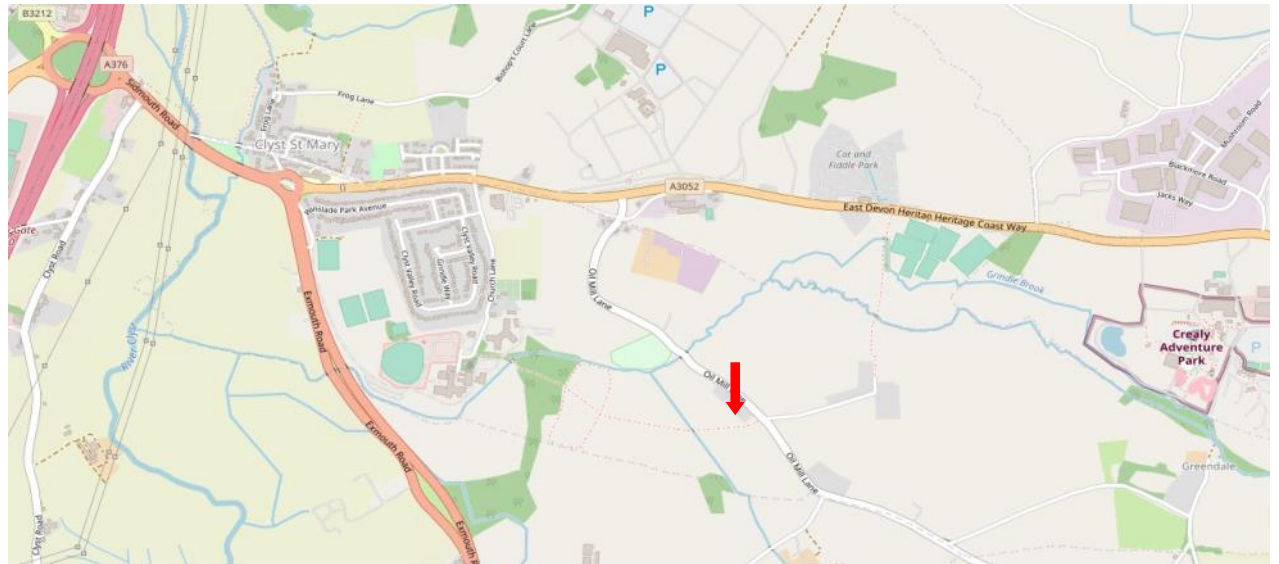
Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR

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Source: © OpenStreetMap contributors



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