



Rolle House, Rolle Street, Exmouth, EX8 2SN

For sale

Viewing by prior appointment
with Damian Cook MRICS /
Jonathan Ling MSc MRICS

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Attractive freehold income producing investment opportunity

Good spread of tenant mix

Three ground floor shops and first floor offices

Tenants include Pennys Estate Agents and Exmouth Police
Social Club

Ideal SIPP purchase

Guide price: £475,000

strattoncrebercommercial.co.uk

Location

The property is situated in a busy position within the heart of the town centre close to the main Magnolia Shopping Centre. There are a variety of both independent and national traders nearby. Exmouth offers a wide range of shops, schools, restaurants and leisure activities along with miles of sandy beaches and access to the Jurassic coastline.

Exmouth is very accessible by road being just 8 miles south of the M5 and benefits from its own railway station providing regular services to Exeter linking with Bristol, London and national links.

The town has a population of 34,000 and a catchment population of 132,000. The town has an all year round trade and benefits from an influx of tourists in the summer months.

Description

The property comprises a terrace of three ground floor shops with offices/social club above situated within the heart of the town centre.

Accommodation

The properties comprise the following net internal floor areas:

	Description	Sq.m	Sq.ft
Shop No. 1	Fusion	71.35	768
Shop No. 2	Pennys Estate Agents	85.75	923
Shop No. 3	Exmouth Property Rentals	94.48	1,017
First floor offices	Exmouth Police	240.80	2,592

Tenure

Freehold subject to the tenancies referred to below:

Tenancies

Please see attached Tenancy Schedule. The total rental income is £41,250 per annum.

Energy Performance Certificates (EPCs)

1 Rolle House = C63

2 Rolle House = C57

3 Rolle House = C67

First floor Rolle House = C63

VAT

The property has been elected for VAT and therefore it is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

Proposal

The freehold interest, subject to the existing tenancies is available at a price of **£475,000** subject to contract. This figure will show an investor a net initial return of 8.3% after normal purchasers costs.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Jonathan Ling

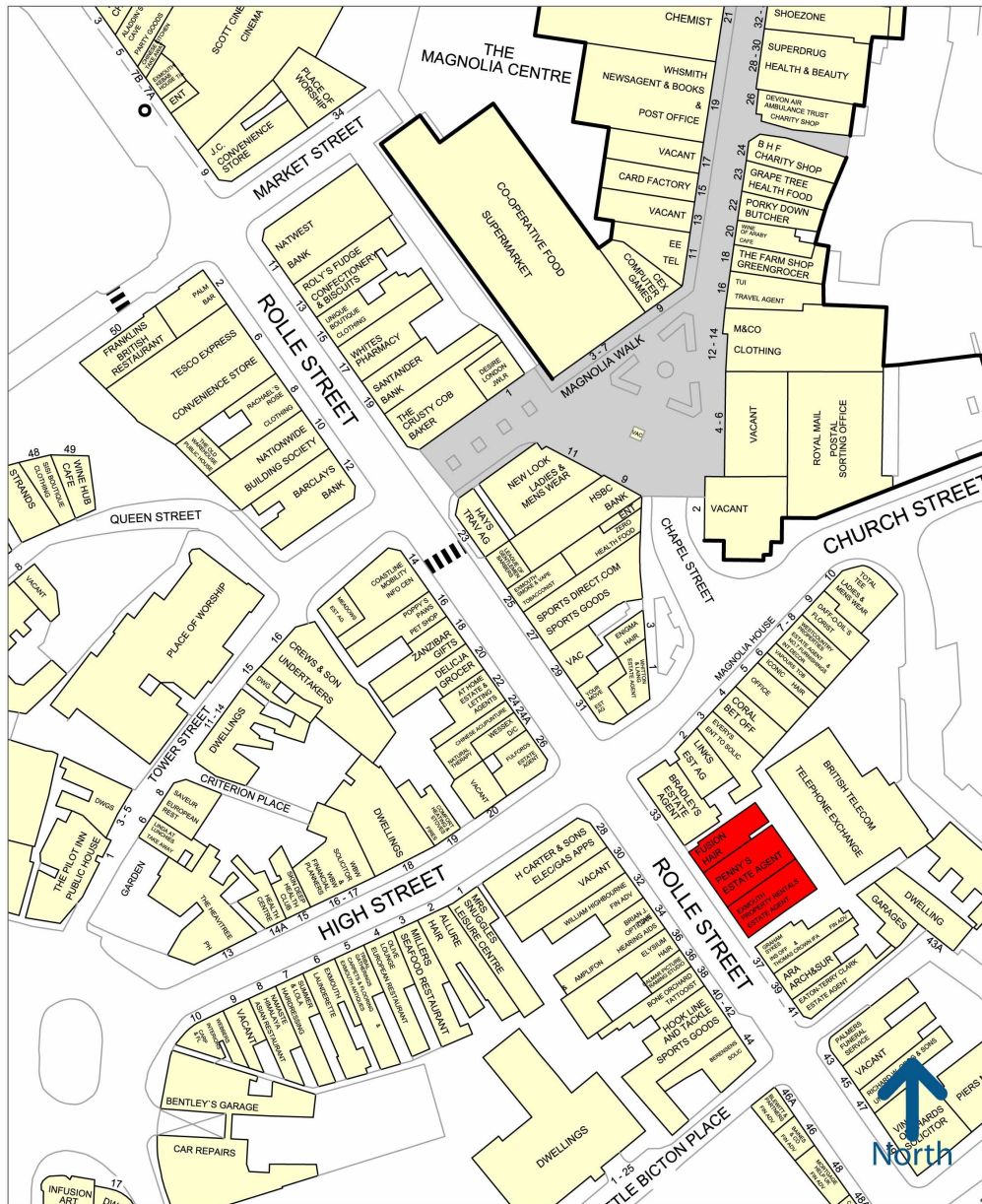
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Property	Floor Area	Tenant	Current rent Per annum	Lease Term	Expiry Date	Rent review/s	Repairs	Break Date	Notes
1 Rolle House, Rolle Street, Exmouth	768 sq ft	Mr Paul William Rowley t/a Fusion	£9,750	6 years from 25.03.2021 (tenant break option 24.09.2022)	24.03.2027	25.03.2024	FRI	25.03.2024	-
2 Rolle House, Rolle Street, Exmouth	923 sq ft	Pennys Estate Agents Ltd	£12,250	12 years from 25.12.2015	24.12.2027	5 yearly	FRI	None	Rent review 25.12.2020 not implemented.
3 Rolle House, Rolle Street, Exmouth	1,017 sq ft	Exmouth Property Rentals Ltd	£12,250	12 years from 25.12.2015	24.12.2027	5 yearly	FRI	25.12.2021 (not exercised)	Rent review discussions not yet commenced. Break option not exercised.
First floor, Rolle House, Rolle Street, Exmouth	2,592 sq ft	Exmouth Police Social Club	£7,000	6 years from 28.09.2015. (New lease agreed).	28.09.2021	-	FRI	-	A new 6 year lease has been agreed with tenants break at end of years 2 & 4. Rent to remain at £7,000 p.a.
TOTAL FLOOR AREA:	5,300 SQ FT		£41,250						



Exmouth



Experian Goad Plan Created: 24/09/2021
Created By: Stratton Creber Commercial



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