

For sale

Viewing by prior appointment with Damian Cook MRICS

(01392) 202203 damian@sccexeter.co.uk

127 Fore Street, Exeter, Devon, EX4 3JQ

Ground floor lock up shop

Popular central retail location

Fully income producing

Rent received: £8,640 per annum

Guide price: £125,000 (long leasehold - 999 years)

strattoncrebercommercial.co.uk

Location

The premises are situated on Fore Street, Exeter in the midst of this shopping area which is fast becoming known for its range of individual retailers, especially, music, clothing, outdoor pursuits and cafes. The Picturehouse Cinema is only a short distance away together with the popular McCoys Shopping Arcade.

Description

The well presented property comprises a ground floor selfcontained lock up shop with ground floor sales, kitchen and w/c facilities.

Accommodation

Description		Sq ft	Sq.m
Ground floor retail sales		671	62.3
Kitchen		47	4.4
	Total:	718	66.7

Tenure

The property is held on a 999 year lease from 1st January 2006 and is subject to a peppercorn rent.

The occupational lease is for a term of 5 years from 1st April 2019 to Ernesto and Faye Mosquera t/a Zero. The lease is drawn on a contributory full repairing and insuring basis to include the shop front. The passing rent is £8,640 per annum. There are tenants options to break which have not been exercised. The lease is contracted outside the Landlord & Tenant Act 1954.

Guide price

£125,000 for the 999 year long leasehold interest.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D/78.

Rates

Rateable value: £9,300.

VAT

VAT is not chargeable.

Legal Costs

Both parties to pay their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

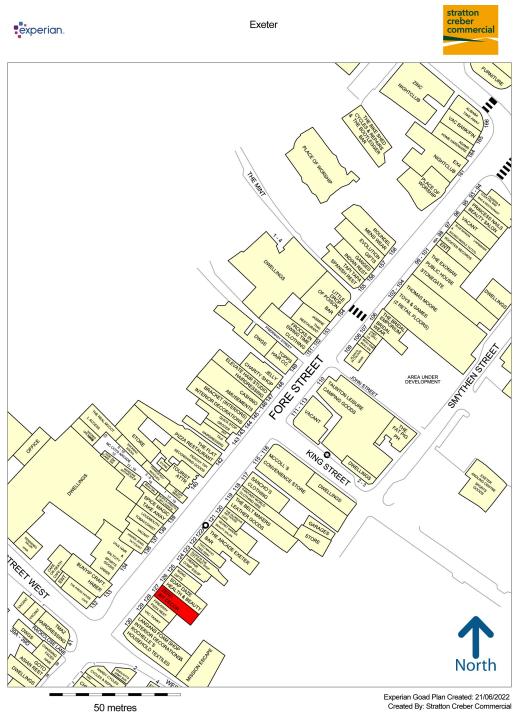
Stratton Creber Commercial 20 Southernhay West, Exeter, EX1 1PR

Contact:	Damian Cook MRICS
Tel:	(01392) 202203
Email:	damian@sccexeter.co.uk









For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

- T: (01392) 202203
- F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.