



For sale

127 Fore Street, Exeter, Devon, EX4 3JQ

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

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 McCoy's Shopping Arcade.

Description

The well presented property comprises a ground floor self-contained 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
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Exeter



50 metres

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