



Turner Locker  
Commercial Property Consultants

# EXETER

## FREEHOLD INVESTMENT FOR SALE



**A1 RETAIL SHOP AT  
GLADSTONE ROAD EX1 2EE  
With  
2 FLATS ABOVE AT  
51 CLIFTON STREET EX1 2EH**

## **Shop at Gladstone Road & Flats above at 51 Clifton Street, Exeter.**

### **LOCATION & DESCRIPTION**

This property is situated on the corner of Gladstone Road with Clifton Street, in the Newtown area of Exeter. The building is of mainly rendered, brick elevations under a pitch, composite slate roof. It has replacement UPVC double glazed windows, and offers mixed Commercial & Residential accommodation, arranged on 3 floors.

A Londis mini market -convenience store, occupies the ground floor & fronts onto Gladstone Road. A separate front door from Clifton Street gives access to the 1<sup>st</sup> & 2<sup>nd</sup> Floor Flats above. It is only a short distance from Exeter City centre, within a popular residential area.

The property is offered for sale as a 'freehold investment', subject to the commercial tenancy of the shop and the two residential tenancies of the flats.

**ACCOMMODATION;** MEASUREMENTS ARE APPROXIMATE.

### **GROUND FLOOR SHOP GLADSTONE ROAD**

Display window, and door to:-

Retail Sales Area;- 6.97m x 5.28 max narrowing to 3.38m after 3.69m = 30.56sqm.

Rear Office; 12.36sqm.

Stock Room: 14.44sqm L-Shaped, with rear servicing doors to Clifton Street.

Small Store, opening to toilet / washroom.

### **FLATS AT 51 CLIFTON STREET**

There are 1-bed Flats on the first and second floors\*

\* (please note that the flats share a common Shower room).

Front door to entrance lobby with stairs to first floor and cupboard under,

#### **First Floor Flat**

Sitting room: 4.87m x 3.51, Outlook over Gladstone Road at front.

Bedroom; 3.28m x 3.03m + recess.

Kitchen: 2.88m max x 2.07m fitted units

Shared Shower Room: With large shower cubicle, Wash basin and Toilet.

#### **Second Floor Flat**

Open plan Lounge & Kitchen area: 3.04m max narrowing to 2.47m x 4.89m, dormer window to front, fitted units.

Bedroom: 3m x 2.32m sloping ceiling.

**Shop at Gladstone Road & Flats above at 51 Clifton Street, Exeter.**

## **LEASES & RENTALS**

Retail Shop;-

Let on a 10 year lease;-

To expire on 13<sup>th</sup> October 2010 at a current rental of £6,150 PA exclusive.

The Flats are let on assured shorthold tenancies, at rental as follows;-

First Floor Flat: - £380 PCM

Second Floor Flat: - £240 PCM

Total Gross Income £13,590 PA

Business Rates Shop

Rateable Value; £3,950 Rates Payable (2009/10) approx £1,825

\* (AN OCCUPIER MAY BE ELIGIBLE FOR SMALL BUSINESS RELIEF).

Council Tax Bands

First Floor Flat: - Band A

Second Floor Flat: - Band A

## **FOR SALE**

The property is offered for sale as a Freehold Investment subject to the tenancies listed above. Offers in the region of £225,000 are invited

## **VIEWING**

By appointment with Turner Locker

Tel: 01392 201 202

Email; [info@turner-locker.co.uk](mailto:info@turner-locker.co.uk)

Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

## **SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

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