



Turner Locker
Commercial Property Consultants

FREEHOLD INVESTMENT PROPERTY
2 x Lock Up Shops
(1 x Vacant – 1 x Tenanted)
56/58 Fore Street
Heavitree
Exeter
EX1 2RR



Ground Rent of 2 x Residential Flats Over
Sold on Long Leases

LOCATION & DESCRIPTION

This building is situated on the South side of Heavitree's busy Fore Street, opposite the Somerfield Supermarket, in this very popular local shopping centre. There is a shoppers car park and a full range of local businesses that serve the surrounding residential areas. It is approx 1 mile from Exeter City centre.

SHOPS

58 Fore Street, Heavitree – Let to Messrs Tibball and Shaw on a 10 year lease from the 2nd April 2007 at a current rental of £6,200 per annum.

56 Fore Street, Heavitree –390 sq ft A1/A2 unit available for rental at £8,500 per annum.

FLATS; Above the shops are 2 x residential flats accessed from a central doorway have been sold on long leases and contribute a ground rent of £50 per annum per flat together with a contribution towards the maintenance costs of the structure and exterior.

PROPOSAL

Offers are sought in the region of £135,000 for the freehold interest subject to the existing leasehold interests.

ENERGY PERFORMANCE CERTIFICATES

To check EPC information please log on to <https://www.ndepcregister.com/> and enter the certificate reference number – 0100-0847-3330-1800-6103

RATES

Rateable Values Retail Shop No 56 -£6,900 – approx payable 2009/10 -£3,188
Retail Shop No 58 -£5,600 – approx payable 2009/10 -£2,588
Council Tax; Banding for Flats to be advised.

Please note; Contribution required towards the Landlord's legal costs including any abortive costs.

VIEWING



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www.turner-locker.co.uk

SUBJECT TO CONTRACT

EXCLUSIVE OF VAT WHERE APPLICABLE

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