Turner Locker Barnfield
Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: management@turner-locker.co.uk
web:www.turner-locker.co.uk

CHICHESTER MEWS
SOUTHERNHAY
EXETER
EX1 1QJ



RARE OPPORTUNITY FREEHOLD
COMMERCIAL INVESTMENT
CITY CENTRE LOCATION
Approx. 71 SQ M (765 SQ FT)

LOCATION & DESCRIPTION

The mews is situated in the heart of Exeter's city centre Southernhay. The property is located in a sought after commercial and residential areas close to the city's vibrant centre shopping area (2 minutes' walk away) and professional offices.

An unusual opportunity to buy a virtually detached two storey freehold unit currently arranged to provide a ground floor garage & store with five further small storage units on the ground and 1st floors.

Shown below are typical rental levels achieved showing an income potential or circa £10,000pa.

Units are let on licenses to occupy.

ACCOMMODATION (Approximate Measurements)

Total Internal Space 71.06 m (764.61 sq. ft.)

Store	floor	m2	rental pcm
Garage	Grd	31.2	£352.32
1	Grd	7.9	£97.00
2	1st	7.45	£85.00
3	1st	7.15	£107.00
4	1st	7.4	£85.00
5	1st	9.96	£85.00
		71.06	

PROPOSAL

The property is offered for sale subject to the existing tenancies currently producing circa £9,000pa with potential we feel these could increase.
Offers invited in excess of £130,000.







LEGAL COSTS
Each party to bear their own.

VAT
Is NOT chargeable of the rental or sale price.

RATES – (Taken from the Government Valuation Office Website)
Please check with the Valuation Office as you may be entitled to Small Business Rate Relief.

SERVICES
Main power is connected to a metered landlords supply.
Water supply run to the building but is currently capped off.
An intruder alarm is fitted and operational.

ENERGY PERFORMANCE CERTIFICATE
TBA

VIEWING
By strict appointment with Turner Locker & Co - Tel: 01392 201 202
http://www.turner-locker.co.uk/

SUBJECT TO CONTRACT

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.