



Turner Locker

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'Higher Huxham' Belmont Road Exeter Devon EX1 2HF



MIXED FREEHOLD INVESTMENT
Income potential circa £42,500pa
FOR SALE



LOCATION & DESCRIPTION

Higher Huxham is prominently situated on Belmont Road on the edge of Newtown in central Exeter at its junction with Western Way, the city's inner bypass close to the Jurys Inn Hotel.

Belmont Road is just close to its junction with Sidwell Street. Recent years have seen much change in the immediate area with the construction of large blocks of student accommodation.

A three storey building with a retail unit on the ground floor, currently a clinic with five separately accessed residential units behind and above, let on assured shorthold agreements. The property was converted to these units we believe in the 1980's and would now benefit from remodelling and perhaps reconfiguring.

At present there is a small self-contained flat on the ground floor with a courtyard garden. The 1st floor comprises a two bedroomed flat, a bedsit and a bedsit with a private kitchen. These two units share a bathroom. The second floor is a single one bedroomed flat



THE TENANTS

The shop is tenanted by the long established Exeter Osteopaths Registered Osteopaths and Sports Injury Specialists who are interested in entering into a new longer lease for their clinic. Please [click here](#) to view their website.

RESIDENTIAL UNITS

Currently the ground floor and smaller bedsit were recently vacated and the vendors intend to leave them empty for the buyer to re let or remodel. The other three units are held on AST agreements.



ACCOMMODATION: Approximate Measurements

The Shop

Waiting and 3 Consulting rooms:	45.78 sq. m
Mess / staff:	5.54 sq. m
Internal storage:	14.52 sq. m
Total:	65.84 sq. m

Ground Floor

The ground floor consists of the following:

Flat A

Living room	14.76 sq. m
Bedroom	8.69 sq. m
Kitchen	8.21 sq. m
Utility area	
Bathroom	4.53 sq. m
Courtyard Garden	

Previously let at £575 pcm – just vacated

1st Floor

The first floor consists of the following:

No1 – 2 Bed flat

Living room/kitchen	9.23 sq. m
Bed 1	9.23 sq. m
Bed 2	5.86
Bathroom	

Let at £650 pcm

No2 – Bedsit

14.32

With ensuite WC & whb

Kitchen area

Previously let at £400 pcm – just vacated

No3 - Bedsit

Bed sitting room	21.0 sq. m
Private Kitchen	5.47 sq. m

Let at £500 pcm

2nd floor

The second floor consists of the following:

No4 – One bed flat

Bedsitting room	24.43 sq. m
Kitchen diner	7.24



Bathroom
Let at £525 pcm

6.03 sq. m

An area of car parking capable of two or three small cars along with bin storage fronts onto Belmont road itself

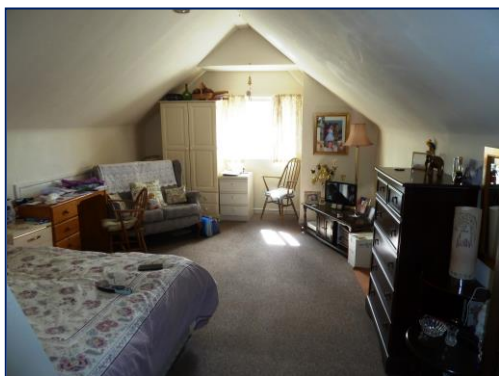


[For more photos click here](#)

TENANCIES

We are told that the Residential units are let on assured shorthold agreements. The Commercial unit's present contributory full repairing and insuring lease was for a term of 5 years and expires on 31st December 2017, but they are keen to extend/renew this.

The potential income when fully let is circa £3500 pcm, based on recent letting, although we feel there is scope to increase this total.



PRICE

Offers over £450,000 for Freehold interest, subject to the present tenancies, subject to contract only.

RATES

Retail Unit RV £11,000
Council Tax – Residential Units Band A



VIEWING

By strict appointment with:

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SUBJECT TO CONTRACT

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