



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

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

TOPSHAM

62 FORE STREET

EX3 0HL



GROUND FLOOR A1 RETAIL SHOP UNIT
With large maisonette over
82.4 sq. m. (887 sq. ft.)

FOR SALE

LOCATION AND DESCRIPTION

Just four miles away from Exeter city centre and served by frequent bus and train services, lies the historic port of Topsham. Famed for its shipbuilding and maritime history Topsham, on the Exe Estuary, was once a larger port than Exeter itself. Now, still delightfully self-contained, it offers a mixture of fascinating architecture, including the Dutch style merchants houses, is home to shops, cafes, pubs and restaurants of character.

Available due to the owner's retirement, 62 Fore Street is situated in the perfect retail location in the town's prime shopping area. This is an unusual chance to obtain retail premises of this size in Topsham. Over the shop and accessed from the rear is large and charming maisonette over two floors with a courtyard garden.



More photos are available here: <http://www.turner-locker.co.uk/properties/62-fore-street-topsham-ex3-0hl/>

MEASUREMENTS - all are approximate (units are of irregular shape)

| | |
|--|--|
| <p><u>Retail Area</u> Max width Max depth (shop) Narrows to Door to: Small walk-in store and WC Further door to a rear store room With door rear access to: Basement store There is outside access over the yard to a single parking space.</p> | <p>60 sq m 7.01 sq m 10.32 sq m 3.77 sq m after 4.3 sq m and widens again to 5.7 sq m 19 sq m (7.7 m x 2.86 m max) 12.5 sq m (3.8 m x 3.3 m)</p> |
| <p><u>The Flat</u> The flat is access by external stairs which lead in to the: Kitchen Door leading to a hallway/landing with inner hallway to an airing cupboard and: Bathroom Bedroom 1 Bedroom 2 Stairs to the second floor: Living room</p> | <p>3.65 m x 3.25 m with a range of units and a gas boiler for central heating. 3.58 m x 1.82 m with bath, shower over whb and WC. 4.70 m x 4.13 m overlooking Fore Street with a feature fireplace. 4.1 m x 3.34 m overlooking Fore Street with a feature fireplace. Currently use d as a dining room. 7.52 m x 3.63 m plus 5 m x 3.15 m. Note some areas are restricted with height and access. Living room is open plan with exposed beams and a fire place with split level floors.</p> |

PROPOSAL

Offers are invited (along with proof of funds) for the freehold, with full or partial vacant possession if required; offers invited in excess of £500,000.

We have a tenant ready and willing to lease the shop at an initial rental of £15,000 per annum for 3 years. The flat is currently held on an AST.

PLANNING USE

The shop has A1 planning permission for retail, non-food use (was previously a restaurant).

BUSINESS RATES

Rateable Value: £17,000

Rates Payable: £8,160

VIEWING

By appointment only with **Turner Locker:**

Tel: 01392 201202

Email: mark@turner-locker.co.uk

Website: <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.

