



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
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EXETER 133 FORE STREET EX4 3AN



RETAIL & DEVELOPMENT OPPURTUNITY FOR SALE

'Cash buyers' only

Approx. 161 sq. m 1732 sq. ft.

Over three floors



LOCATION & DESCRIPTION

The premises are situated on Fore Street, Exeter, in the midst of this shopping area which is fast becoming known for its range of individual retailers, especially music, clothing, outdoor pursuits and cafes. The Exeter Picturehouse is only a stone's throw away, along with the popular McCoy's Arcade.

The unit is a lock up shop on two levels with two upper floors and potentially independent access. Please note the upper floors have been unused for a great many years and are in very poor order.

The property is mostly timber framed and requires complete renovation but has potential to produce two floors of residential accommodation over the ground floor 'lock-up' shop.

Although the property is in very poor order it has retained numbers of original features/ period details and could provide with work very attractive accommodation





ACCOMMODATION/MEASUREMENTS (all measurements are approximate)

The unit is arranged as follows:

<u>Area</u>	<u>Size</u>
Shop	4.10m wide x 5.99m (into bay) deep
Steps up to:	
Stock room/office	5.29m x 2.76m
Doorway to lobby to	Staircase to upper floor
	Staff cloakroom
	Corridor to secondary access door from Fore St.
Stairs up to 1st Floor	
Room 1	7.72m x 2.93m rear facing with sink
Room 2	3.86m x 2.97m
Room 3	4.52m x 5.65m
Landing with stairs to 2nd floor	
Room 4	7.4m x 5.48m running the full width of the property
but	divided into two areas with an archway
Room 5 (rear)	4.57m x 3.50m (presently with not natural light



PROPOSAL

Offers are invited in the region of £150,000 for the freehold with vacant possession subject to contract only and with proof of funding.

Please note this property will not be suitable for mortgage security.

BUSINESS RATES - Approximate

Rateable Value: £9,950



VIEWING:

To arrange a viewing please contact:

Turner Locker Barnfield

Tel: 01392 201202

Email: mark@turner-locker.co.uk or

Hayley@turner-locker.co.uk

Web: www.turner-locker.co.uk

Subject to Contract – Exclusive of VAT where applicable

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Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.