



Turner Locker Barnfield

Commercial Property Consultants

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69B Church Rd, Exeter EX2 8SW



FREEHOLD RETAIL PREMISES FOR SALE

LOCATION

Situated on one of the primary routes into the city and to the Marsh Barton Trading Estate No69 is located close to Church Road's junction with Alphinbrook Rd. next door to Bridge Motorcycles one of the region's largest motorcycle dealers.

DESCRIPTION

This property began life as a domestic dwelling but has for a great number of years been an electrical retailer having been extended over the years but is now for sale due to retirement.

As presently arranged it provides retail space of approx. 96 sq. m with ancillary storage of another 33 sq. m and the ground floor with office and storage space on the 1st floor of 44 sq. m.

Undoubtedly well suit to its current usage it could certainly be used for other purposes subject to planning approval.



Shop Area Measurements (approx.)

Main Retail Area 6.40m wide x 11.3m (currently arranged in two areas) with stairs to 1st floor office/store

Open to

Main showroom 13m x 4.8m with door to covered and gated sideway

A covered and gated walkway gives access to the front & rear of the property and to

Store 1 – 4.69m x 2.85m -

Store 2 – 4.85m x 3.93m –

1st Floor

Overall 9.95m x 5.11m



Currently

Office rear – 5.25m x 3.29m

Store front – 4.78m x 3.48m

Store/Staff – 3.84m x 2.74m

Total 177 sq m 1900 sq ft

Outside Covered walkway 1.82m x 11.82m



PROPOSAL

The property is offered with full vacant possession upon completion. Offers are invited in the region of £375,000 Freehold.

LEGAL COSTS

Each party to bear their own.

VAT

Where applicable

BUSINESS RATES – Taken from the Government VOA website

Rateable Value () £9900
Rates Payable () £ per annum approx..

Please check with Exeter City Council to see if you are eligible for Small Business Rate Relief.

ENERGY PERFORMANCE CERTIFICATE

TBC

VIEWING

Please contact:

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SUBJECT TO CONTRACT

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