



Turner Locker Barnfield

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**69B Church Rd
Exeter
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**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 Road, next door to Bridge Motorcycles, one of the region's largest motorcycle dealers.

DESCRIPTION

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

As presently arranged this property provides retail space of approximately 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 suited to its current usage it could certainly be used for other purposes subject to planning approval.



SHOP AREA MEASUREMENTS (approximate)

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 and 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 legal costs.

VAT

Where applicable.

BUSINESS RATES – Taken from the Government VOA website

Rateable Value: £9,900
Rates Payable: £4,861 per annum approximately

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

ENERGY PERFORMANCE CERTIFICATE

Rating: D

VIEWING

For viewings please contact Turner Locker Barnfield

Tel: 01392 201202

Email: admin@turner-locker.co.uk

Web: www.turner-locker.co.uk



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