



Turner Locker Barnfield

Commercial Property Consultants

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EXETER
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FOR SALE

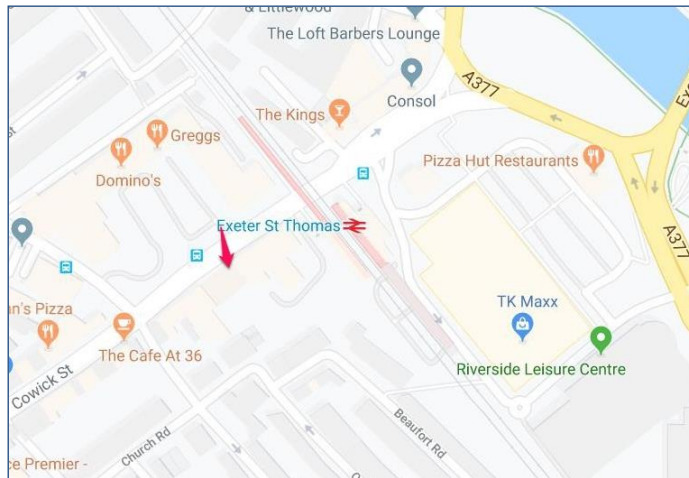
FREEHOLD RETAIL SHOP INVESTMENT

Retail Premises 44.22m² (476ft²) approx.



LOCATION & DESCRIPTION

The premises are situated on Cowick Street, Exeter close to the Exe Bridges roundabout and in the midst of the shopping area, known for its range of individual retailers, and opposite the St Thomas Shopping Centre. It's also within about 100m of Exeter's main line St Thomas railway station.



The unit is a single storey lock up shop with ancillary office and storage. The unit is let and fully fitted out as a popular and well established barbers 'Dudes'.

NB: Planning approval was obtained in the past for a 1st floor (but has now lapsed).

ACCOMMODATION/MEASUREMENTS (all measurements are approximate)

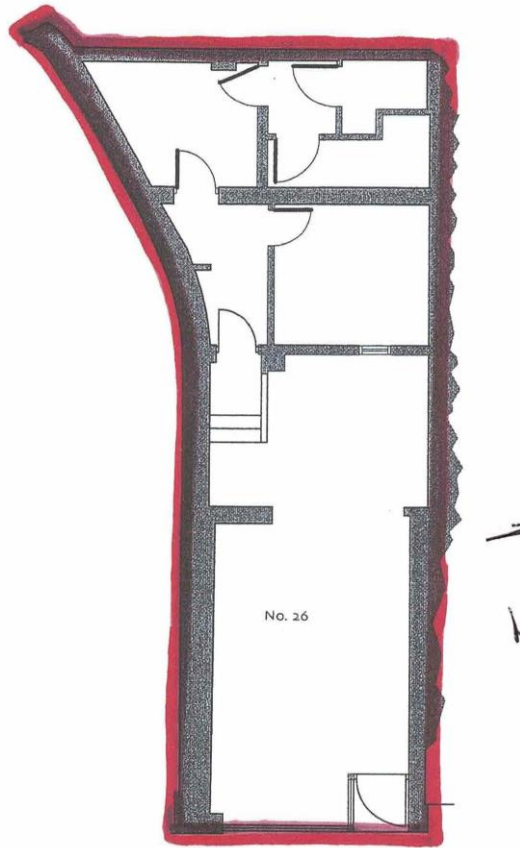
The unit is arranged as follows:

Internal Width	3.29m
Depth	8.61m
Retail Area	44.22 sq. m (476 sq. ft.) approx.

Three steps lead up to a private **office** measuring 2.73m x 2.49m with vision panel looking back into the shop.

Small **rear store** measuring 2.4m x 2.2m giving access to a **cloakroom** and **kitchenette** facility.





NOT TO SCALE

PROPOSAL

Offers are invited in the region of £140,000 for the freehold offering an investor a return of 6.6%.

The premises are currently let on repairing and insuring terms for a lease of 5 years from 1st July 2019 at £9,250 per annum with a rent review in 2022 to Mrs L A Sanders t/a 'Dudes' a long established hairdressers. There is a rent deposit deed for £1937.50. This is their 2nd 5 yrs lease for the shop.

RATES - Approximate

Rateable Value : £10,500



VIEWING:

To arrange a viewing please contact **Turner Locker Barnfield**.

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Website: www.turner-locker.co.uk

Subject to Contract – Exclusive of VAT where applicable

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