



Turner Locker

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FOR SALE FREEHOLD 6 & 7 FORE STREET TOPSHAM EX3 0HF

Investment or owner occupation



GROUND FLOOR A1 RETAIL SHOP UNIT

78 sq m / 840 sq. ft

(Option to divide into two separate units)

Upper parts sold on long leases

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 merchant's houses, is home to shops, cafes, pubs and restaurants of character.

Topsham freeholds are highly sought after by both owner occupiers and investors alike. 6&7 is ideally suited to either or as a combination given two interconnected units that can be made entirely separate

The property whilst previously tenanted is currently owner occupied and trading as 'Ebb & Flow' and operating as 'a shop within a shop' but only using the principle No6 front entrance door although No7 has it's own side door. Historically the units have been both occupied as two independent shops and together single unit at different times. They benefit from two rating assessments making both sections eligible for 100% SBRR.



MEASUREMENTS - Approximate (units are of irregular shape)

Property	Width	Depth	Total - Average
No. 6	4.65 m (3.2 m at the front)	9.75 m	37.5 sq m / 398 sq ft
Connected to:			
No.7	3.45 m (widening to 4.80 m)	9.45 m	38.43 sq m / 413 sq ft
TOTAL			76 sq m / 811 sq ft

PROPOSAL

6/7 Fore Street is available freehold with vacant possession of the retail units. The upper parts have been sold long leasehold as flats on contributory full repairing and insuring terms so the freeholder can recover a proportion of the exterior property maintenance. Offers invited in the region of £300,000. We believe the rental value to be in the order of £20,000pa exc.



PLANNING USE

The shop has A1 planning permission for retail, non-food use.

BUSINESS RATES – Approximate

No6 Rateable Value	£10,250pa	Rates Payable £5,114.75 per annum
No7 Rateable Value	£10,250pa	Rates Payable £5,114.75 per annum

VIEWING

Viewings are by appointment only with **Turner Locker**

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SUBJECT TO CONTRACT

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