

FOR SALE Retail Investment in Central Exeter

17 North Street, Exeter EX4 3QS



- Grade II Listed period property
- Ground floor let until January 2029
- Maisonette on upper floors sold off
- Guide Price £175,000



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Location & Description

The property is prominently situated in North Street in central Exeter. North Street is at the junction of where the High Street and Fore Street intersect in the City Centre and has a variety of mainly independent retailers. The property lies opposite the Guildhall Shopping Centre which can also be accessed from North Street.

This mid terrace Grade II Listed period property comprises a ground floor shop with a sold off maisonette above. The premises have traded for many years as Ink, for tattoos and piercings. The main shop is split into two parts with an attractive entrance area to the front then a few steps up to the rear part. There is a separate rear treatment room, kitchenette and toilet. In all, the internal accommodation extends to 523 square feet (48.67 square metres). There is also a small rear courtyard with pedestrian access to Mary Arches Street car park.

Lease Terms

The property is being sold with the benefit of the lease of the ground floor shop let to Ms Abi Williamson (trading as Ink) on an agreement expiring 20th January 2029. This is on a contributory Full Repairing and Insuring basis at the current rent of £15,492 per annum within the Landlord & Tenant Act. There is a rent review in January 2026.

The maisonette on the upper floors has been sold off on a long lease for a term expiring 20th December 2088 at a peppercorn rent.

Proposal

Guide Price: £175,000 reflecting a net initial yield of approximately 8.79% after normal purchasers' costs.

Business Rates

Rateable Value: £7,900 (from 1st April 2026).

Description: Shop and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

Energy Performance Certificate

The energy performance certificate rating is C51. The full certificate and recommendations can be provided on request.

VAT

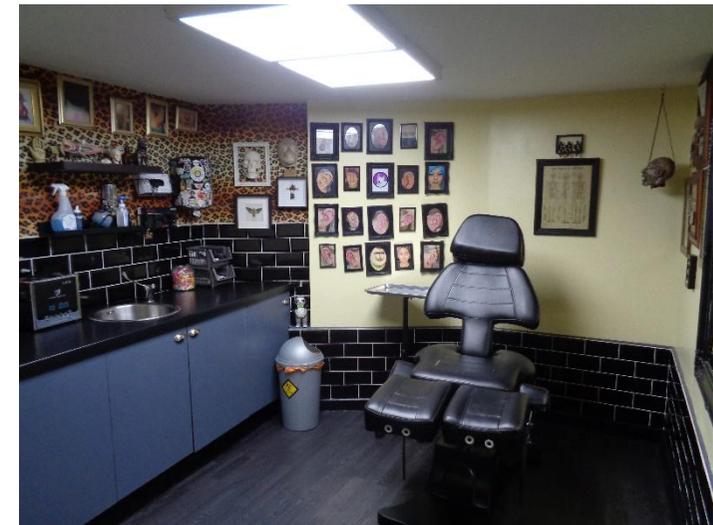
We understand that VAT will not be applicable to this sale.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

For further information or to view the property, please contact the sole agents, Bruton Knowles.



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Contact:

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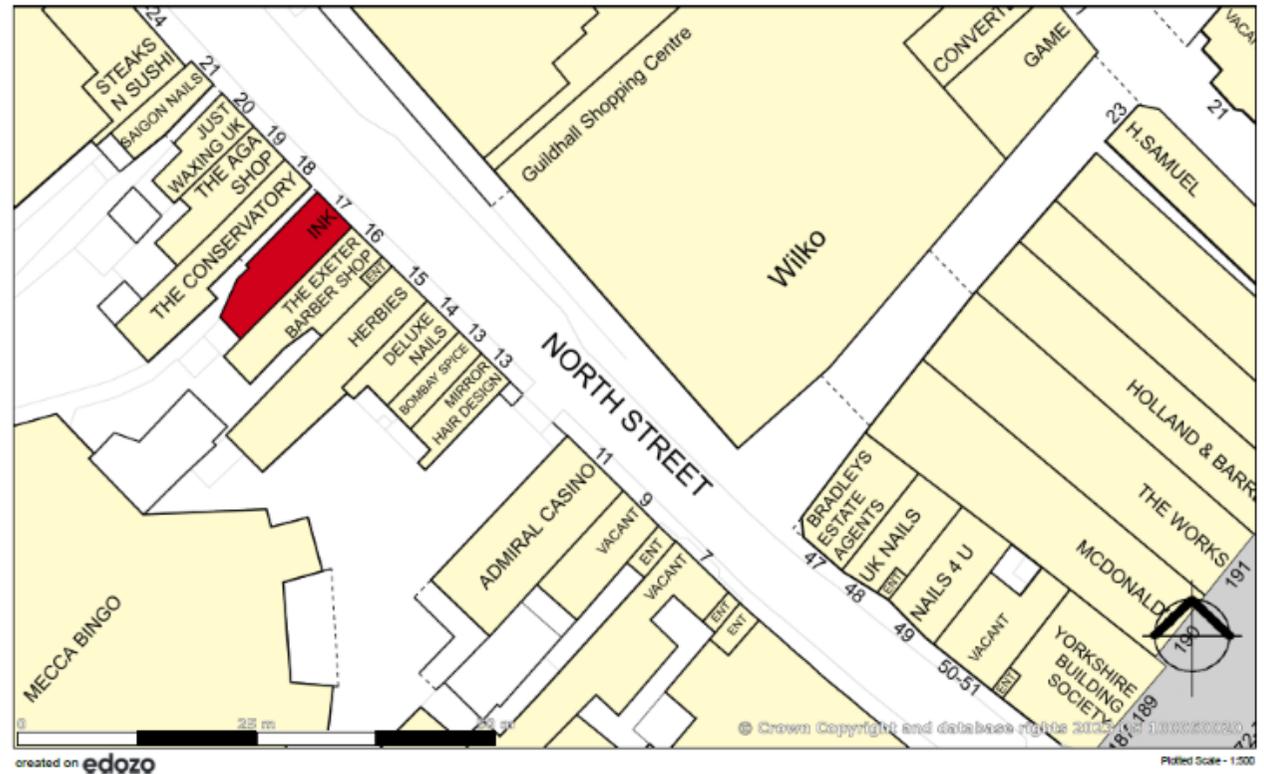
Exeter office:

17 Barnfield Road

Exeter

EX1 1RR

17 North Street, Exeter, EX4



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

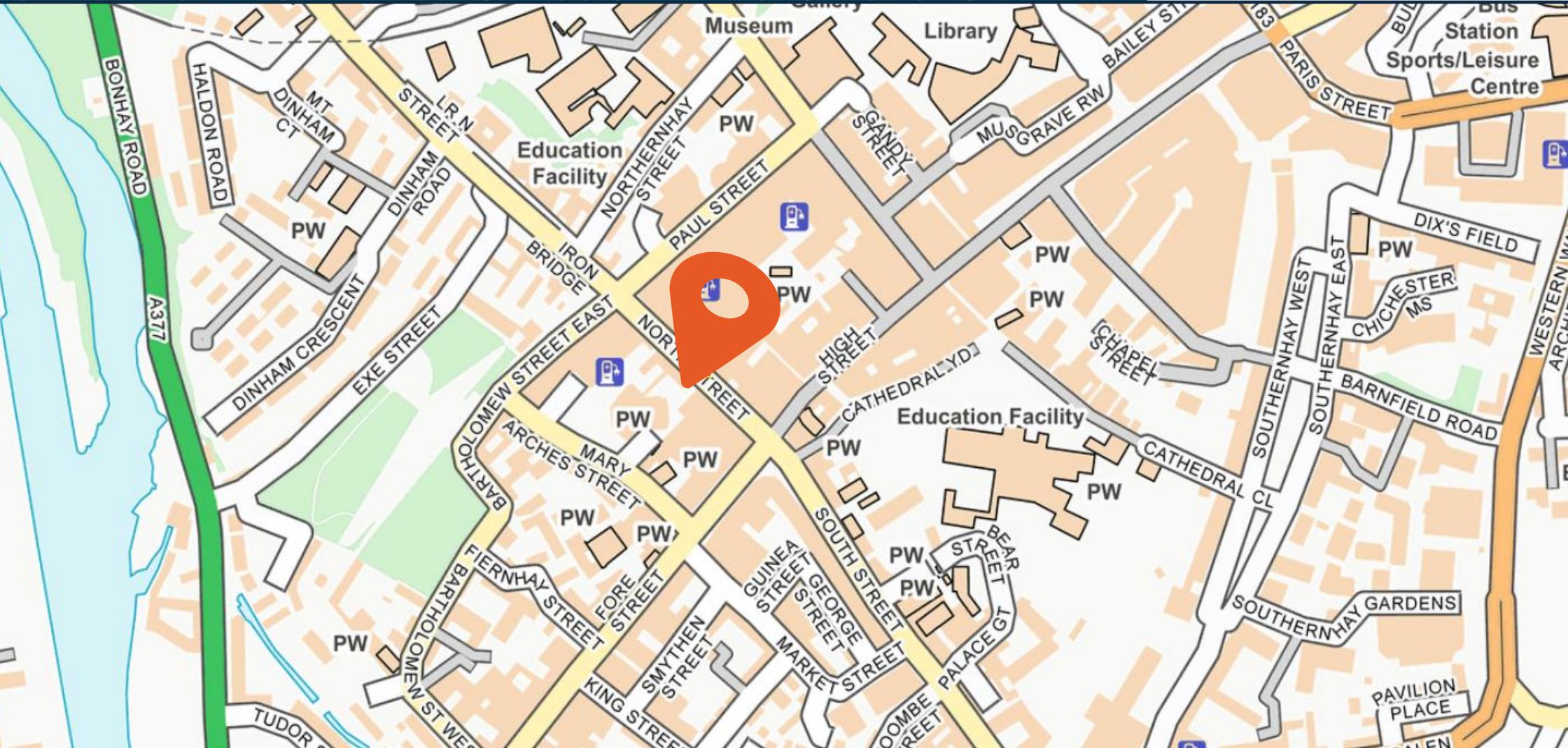


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