

# FOR SALE

## Well-Presented Lock-Up Retail Premises

124 Fore Street, Exeter EX4 3JQ



- Owner Occupation or Investment Opportunity
- Virtual Freehold for Sale £99,950
- Prominently situated
- 757 sq.ft (70.29 sq.m)



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### Location

The premises are prominently situated in Fore Street which forms an extension of the High Street, Exeter's prime shopping area. Fore Street is a particularly attractive retailing location for independent traders, but there are also regional and national chains represented. This is a popular trading position with occupiers in close proximity including; Taunton Leisure, Co-Op Welcome (convenience store) and a number of independent fashion retailers & restaurants. Either side of the premises is "Quick Stitch" (tailoring and alterations) and Hardy Cycles and opposite the premises is Baobab Deli and Pullo. purveyors of sustainably sourced Wine Cider & Cheese.

### Description

124 Fore Street forms part of an attractive Grade II Listed building which has been refurbished and sympathetically renovated as part of a conversion to create this self-contained lock-up retail unit with six flats above, which are separately owned.

The shop has an attractive traditional frontage with a centrally positioned recessed entrance. Internally, the retail accommodation is well-presented having white emulsion painted ceilings and walls, with a good degree of natural light which is supplemented with strip lighting and spot lights. The floor coverings are a mixture of timber effect laminate and carpets. Beyond the retail area is a useful kitchenette facility and single WC. At the rear of the ground floor is a versatile room which has a lantern rooflight which may suit office, treatment room or storage accommodation. There is a modest amount of additional storage available within a useful below stairs cupboard. There are ample power sockets throughout, with some data cable trunking and we understand that Virgin broadband is connected.

A set of stairs leads down to the useful basement level which could be used for further retail or storage space. This has an approximate floor to ceiling height of 2.2m (7') and is well presented, being painted white and carpeted throughout. There is an electric cupboard containing the distribution board and electric meter. At the Fore Street end of the basement is a doorway which provides access to a modest amount of additional storage, which will require upgrading if it is to be brought into use.

### Accommodation Summary:

The accommodation can be summarised as follows. The areas for the shop premises are based on approximate Net Internal Areas.

Accommodation	Sq m	Sq ft
<b>Ground Floor</b>		
Retail	28.4	306
Office / Treatment Room / Store	7.63	82
Kitchenette	3.27	35
Storage (below stairs restricted height)	1.43	15
Single WC	--	--
Total Ground Floor (excluding storage)	39.3	423
<b>Basement</b>		
Retail / storage	26.99	291
Basic storage (approx gross area)	4	43
<b>Total Accommodation</b>	<b>70.29</b>	<b>757</b>

### Services

The premises benefit from mains electricity, water and drainage. Hot water is provided by a Ariston electric water heater within the kitchenette. There is a single electric panel heater within the ground floor shop and a plug-in air-conditioning unit. The vendors have recently had an Electrical test carried out and the EICR paperwork is available on request.

### Fire Alarm System

The premises are covered by a fire alarm system and emergency lighting which is linked to the residential flats above. The property management company arranges for the required periodic inspections and tests to be undertaken.

### Planning

The premises have planning consent for uses falling within Use Class E. Interested parties should make their own enquiries of Exeter City Council to verify that the premises have the appropriate consent for their intended use. Exeter City Planning Department can be contacted on 01392 277888.

### Business Rates

Rateable Value: £9,300 (from 1<sup>st</sup> 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>

### Virtual Freehold for Sale

A new 999 year lease is available to purchase for the sum of £99,950. An annual peppercorn rent is payable to the freeholder if demanded.

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### Service Charge & Buildings Insurance

There is a modest service charge for the maintenance of the structure and exterior of the property, fire alarm system and buildings insurance contribution which is charged annually. More details are available from the agent on request. If the premises are leased out as an investment property, these costs would normally be recoverable from the tenant.

### Opportunity

These premises provide an opportunity for a business to own its premises or for a property investor to acquire affordable retail premises in Exeter. We estimate the rental value of the premises would be in the region of £9,500 per annum exclusive (if let on a contributory Full Repairing & Insuring lease) which if let at this level would provide an investor with an attractive return of circa 9.34% on capital invested.

### Legal Costs

Each party to pay its own legal costs incurred.

### VAT

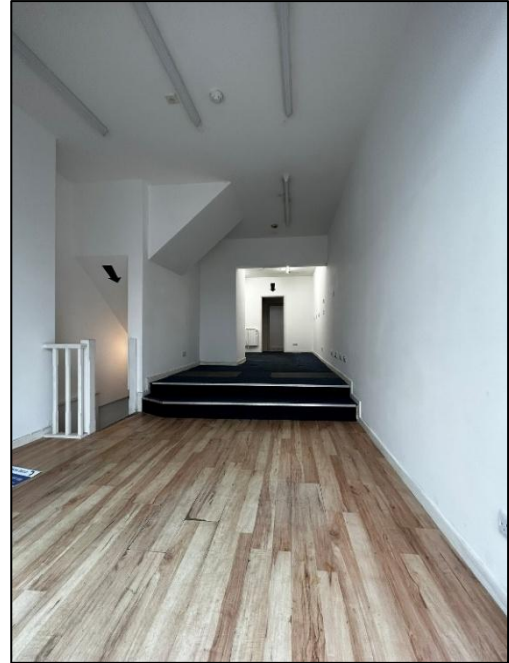
There is no VAT payable on the purchase price.

### Energy Performance Certificate (EPC)

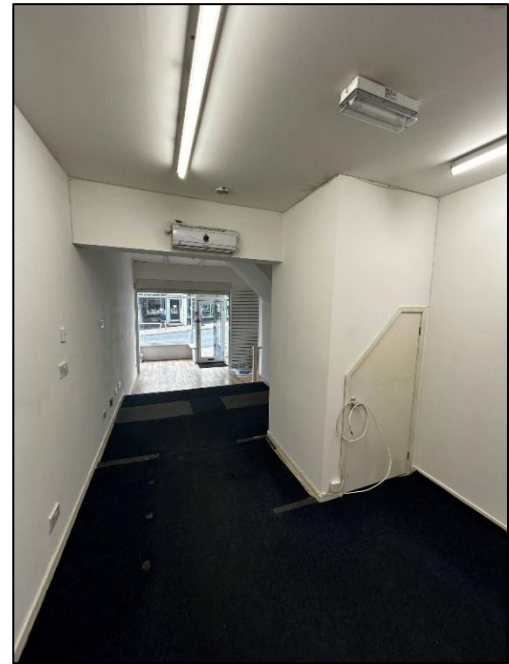
The energy performance certificate rating is C64.

### Viewing

Strictly by appointment through Bruton Knowles.



Ground Floor Retail Area



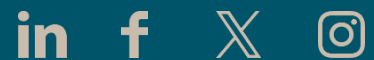
Ground Floor Retail Area

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Ground Floor Office



Basement

