



## SITUATION

Occupying a prominent trading position in the heart of the City Centre close to the junction with King Street, directly opposite a branch of **McColls** and amongst a wide variety of independent retailers, only a few minutes' walk from the prime retailing further along Fore Street. Exeter is an historic Cathedral and University City, being one of the main commercial and administrative hubs for the South-West with excellent road communications to the M5 (Junctions 29-31).

## PROPERTY

An attractive Grade II Listed mid terrace building comprising **2 Ground Floor Shops** with separate front access to **7 Self-Contained Flats** planned on the first, second, third and fourth floors.

VAT is NOT applicable to this Lot

## FREEHOLD

**Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

**£23,547.50** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Brown Turner Ross

Tel: 01704 542 002 Ref: Michael Stephens

Email: michael.stephens@brownturnerross.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 143A (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	<b>T. Kilic (Barbers)</b>	6 years from 25th December 2017 <b>(In occupation for 13 years)</b>	£12,022.50	Effectively FRI
No. 143B (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	<b>Best Stop Shop Ltd (with A Y Bekir as guarantor) (Convenience Store &amp; Shisha Pipes)</b>	10 years from 27th April 2015	£11,000	Effectively FRI <b>Rent Review Apr 2021 (Not Actioned). Note 2: Tenant's 2021 Break Option not exercised. Note 3: £2,250 Rent Deposit held</b>
Flats 1 to 7	<b>7 Flats</b> – Not inspected	<b>Various</b>	Each 999 years from 1st January 2000	£525 (£75 each) <b>(Increasing to £1,050p.a. in 2025 &amp; then a further £525 p.a. every 25 years)</b>	Effectively FRI
				<b>Total: £23,547.50</b>	