

INVESTMENT
HAIR SALON
RETAIL

FOR SALE

WELL LOCATED CITY CENTRE RETAIL INVESTMENT OPPORTUNITY

Ground Floor Retail premises totalling approx. 63 sq.m (686 sq.ft)

127 FORE STREET, EXETER, DEVON, EX4 3JQ



An opportunity to acquire the long leasehold interest of this City centre ground floor retail premises currently let to Zero, a business providing zero-waste, organic, and fair-trade products. The premises are well located in the busy independent West Quarter of the City with a vibrant range of independent retailers, but just off the prime High street area.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are prominently positioned in Fore Street, leading off the High Street in the centre of Exeter. The main shopping area of Princesshay is a short walk from the property, with the large Cathedral and Quay car park in close proximity. Fore Street and the surrounding retail area has a mix of occupiers including retail, Office and café / Restaurant uses. Exeter is a University City steeped in history being the capital city and county town of Devon and has firmly established a reputation of being the commercial centre for the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. Exeter has a mainline railway station (London – Paddington) and an international Airport. The property offers a spacious retail area with good window display, and a rear sales or stock room to the rear with kitchen and toilet facilities.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Retail Area **11.19m x 4.01m (36'9" x 13'2") max**

Approached from Fore Street via a glazed entrance door with generous glazed display window. Power and lighting as fitted.



Leading from this area to the rear is a

Rear Retail / Stock Area **4.09m x 3.58m (13'5" x 11'9") max**

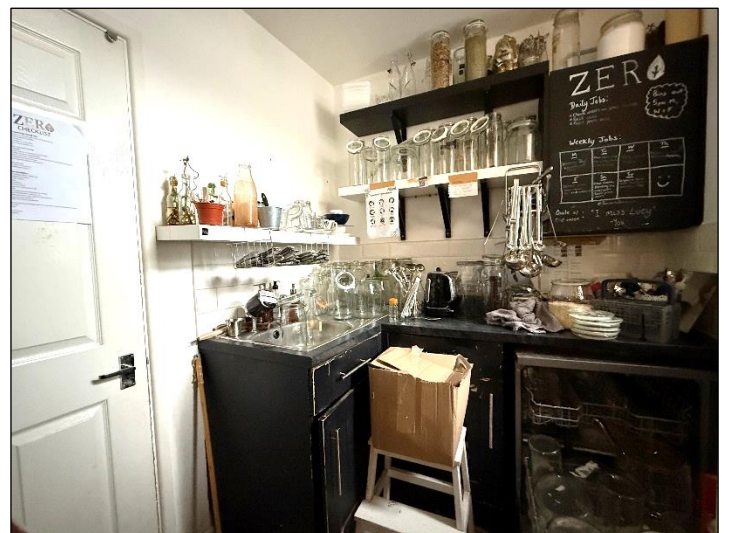
Useful retail area but could also be used for storage.



Leading off this area is a

Kitchen **2.27m x 1.87m (7'5" x 6'2") max**

Fitted with a range of base units with worktop and inset stainless steel sink unit with single drainer. Space for dishwasher under. Tiled splashback. Shelving as fitted.



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Toilet

Low level WC suite with wash hand basin. Window.

RATES

Rateable Value: - £10,250 (2023 valuation)

We understand that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Exeter City Council on 01392 277888.

TENANCY

The premises are currently let to Zer0 Limited from the 1st October 2024 on a 5 year effective FRI lease by way of service charge to expire on the 30th September 2029 at a rent of £9,072 per annum. We understand that the lease is contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

PRICE AND TENURE

Offers are sought on a guide price of £119,500 for the remainder of 999 year lease from the 1st January 2006 of this well located ground floor Retail premises, subject to and with the benefit of the tenancy as above. This will offer an investor a gross return of 7.6% before purchase costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below, the full version is available to download from the web site. The rating is: D 78

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

SERVICES

Mains water, drainage and electricity are available to the property.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0833)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

Energy performance certificate (EPC)

127 Fore Street EXETER EX4 3JQ	Energy rating D	Valid until: 15 December 2026
		Certificate number: 9920-7945-0346-9600-2020

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 70 square metres

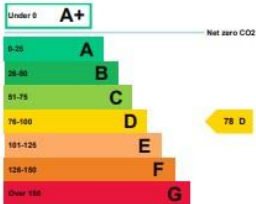
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

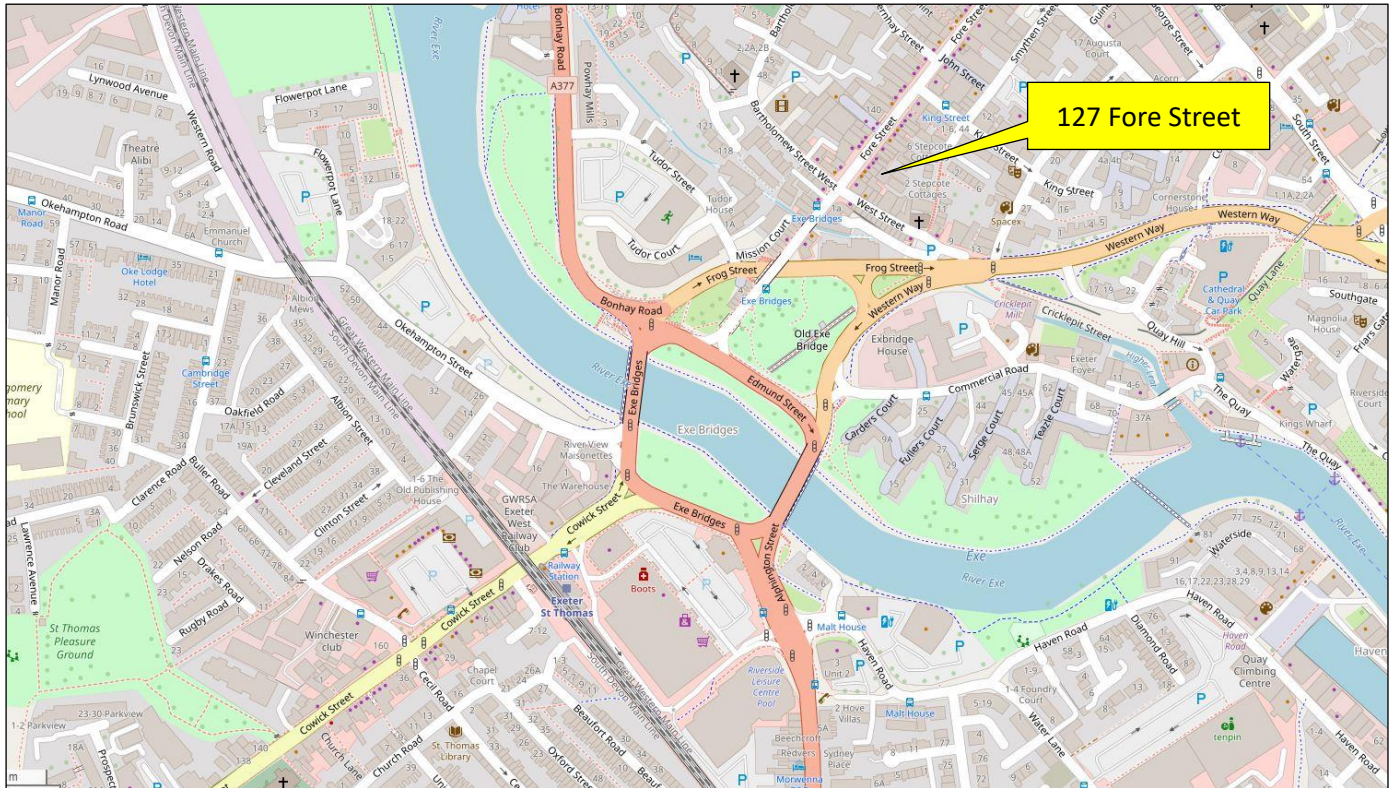
If newly built	26 B
If typical of the existing stock	75 C



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.