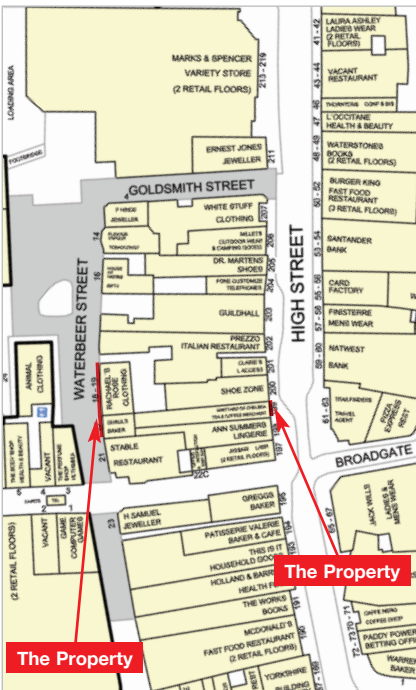


Exeter

199 High Street and 17-19 (inc) Waterbeer Street Devon EX4 3EH

- **Freehold First Class Retail Investment**
- Comprising three shops
- City centre location
- Tenants include Whittard Trading Ltd
- Close to Guildhall Shopping Centre, Marks & Spencer and McDonald's
- Total Current Rents Reserved
£100,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Exeter is a major regional centre for the south-west peninsula and has a resident population of some 94,000. The city is located immediately adjacent to the M5 Motorway and has its own airport. The property is located in a prime position fronting the High Street, between its junctions with Goldsmith Street and North Street. Additionally, the rear of the property benefits from frontage to the pedestrianised walkway of Waterbeer Street which leads to the Guildhall Shopping Centre some 20m away, home to Primark, WH Smith, Superdrug, Sainsbury's and Wilkinson's, amongst others. Occupiers close by on the High Street include Jack Wills, Greggs, Waterstones, Marks & Spencer, House of Fraser, Urban Outfitters and Laura Ashley, amongst many others.

Description

This Grade II listed property is arranged on ground with part three/part two upper floors to provide three ground floor shops. Whittard's has ancillary accommodation on the first floor, whilst there is no access to the second and third floors. Rachael's Rose has first and second floor accommodation above, and Shauls Bakery has ancillary storage to the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
199 High Street	Whittard Trading Ltd (1)	Gross Frontage 4.05 m Shop Depth 26.90 m First Floor 25.45 sq m Second and Third Floors - No access	10 years from 25.03.2011 Rent review in the 5th year FR & I subject to a schedule of condition (4)	£52,750 p.a.	Reversion 2021
18-19 Waterbeer Street	M & G Lee and J & A Weclawek (t/a Rachael's Rose) (3 branches)	Gross Frontage 11.50 m Shop Depth 15.90 m First Floor 104 sq m Second Floor 29.40 sq m	8 years from 08.06.2017 (2) Rent review 08.08.2021 (3) FR & I subject to a schedule of condition	£28,000 p.a.	Rent Review 2021
17 Waterbeer Street	Shaul Bakeries Limited (www.shauls.co.uk - 12 branches)	Gross Frontage 6.50 m Shop Depth 14.15 m	10 years from 02.10.2017 Rent review in the 5th year FR & I	£20,000 p.a.	Rent Review 2022

- (1) Whittard Trading Ltd, founded in 1886 by Walter Whittard, is an international retailer of speciality tea and coffee. They have some 50 retail stores across the UK, as well as international stores in over 40 countries. Website Address: www.whittard.co.uk
- (2) Tenant's break clause on 8th August 2021.
- (3) Linked to RPI or OMV, capped at 2% per annum.
- (4) The Vendor does not have a copy of the schedule of condition.

Total £100,750 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor A Bloom Esq, Solomon Taylor and Shaw. Tel: 0207 431 1912 e-mail: ari@solts.co.uk

