

Okehampton

3 Church Court St James Street Devon EX20 1DJ

- **Freehold Shop Investment**
- **Town centre location**
- **Occupied on a rolling monthly licence**
- **No VAT applicable**

SIX WEEK COMPLETION AVAILABLE

On Behalf of a Major Fund

Tenure

Freehold.

Location

Okehampton is an attractive town located on the northern edge of Dartmoor National Park approximately 24 miles west of Exeter. The town enjoys good road communications with the A30 by-pass running to the south of the town centre which provides access to the M5 motorway to the east of Exeter and Launceston some 7 miles to the west.

Licence Fee Payable £5,000 pa

The property is located on the west side of St James Street, diagonal to its junction with Park Row. Occupiers close by include Betfred (adjacent), Martin's, Peacocks, Boots the Chemist, Specsavers, TSB, HSBC, and NatWest banks.

Description

The property is arranged on ground floor only to provide a lock-up shop which forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	6.30 m	(20' 8")
Shop Depth	6.40 m	(21' 0")
Ground Floor	37.8 sq m	(407 sq ft)

NB. Not inspected by Allsop. Floor areas from www.voa.gov.uk

Seller's Solicitor

Ms R White, Eversheds Sutherland.
Tel: 02920 477387.
E-mail: rachelwhite@eversheds-sutherland.com



Tenancy

The entire property is at present occupied by NICOLA BENTLEY-LOVELL by way of a rolling monthly licence agreement at a fee payable of £5,000 per annum.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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LOT

Durham

Part First Floor Adelaide House County Durham DH1 1TW

- **Leasehold Vacant Office**
- **Located on an established business park**
- **187.50 sq m (2,021 sq ft) vacant office accommodation**
- **Asset management opportunity**

Tenure

Leasehold. Held for a term of years expiring 2175 (thus having some 158 years unexpired) at a fixed peppercorn ground rent.

Location

The historic cathedral city of Durham is situated on the River Wear, some 18 miles south of Newcastle upon Tyne, adjacent to the A1(M) Motorway. The city boasts a major university and has a resident population of some 36,500.

Vacant



Property Services

On the Instructions of NHS Property Services

The property is situated on the Belmont Business Park, an established office location approximately 2.5 miles to the north-east of the city centre and close to Junction 62 of the A1(M).

Occupiers close by include British Red Cross (same building), NHS, Siemens, Corepeople and Age UK, amongst others.

Description

The property is arranged on first floor only to provide purpose built office accommodation with car parking for 8 cars.

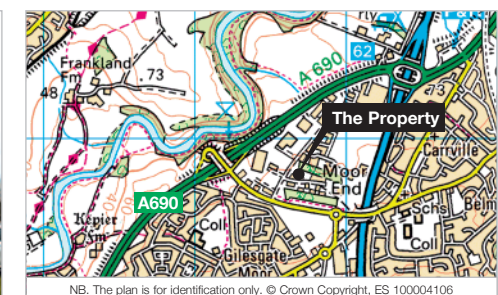
The property provides the following accommodation and dimensions:

First Floor	187.50 sq m	(2,021 sq ft)
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NB. Not measured by Allsop. Floor areas provided by the Vendor.

Seller's Solicitor

Ms E Howell, Bevan Brittan LLP.
Tel: 03701 943087.
E-mail: nhspsauctons@bevanbrittan.com



Tenancy

The property is to be offered VACANT.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 57 Band C (Copy available on website).

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LOT