

Topsham

75 Fore Street
Topsham
Devon
EX3 0HQ

- Freehold Shop and Residential Ground Rent Investment
 - Located on established retail pitch
 - Shop let to RE Bath Travel Service Limited on a lease expiring 2026
 - Shop Rent Review 2016
 - Total Current Rents Reserved
- £6,525 pa**



Tenure

Freehold.

Location

The city of Exeter is one of the major retail, commercial and administrative centres of the south-west and has a resident population of some 94,000. Topsham is an attractive, wealthy village located to the south-east of the City Centre on the River Exe.

The property is situated in a Conservation Area on the western side of Fore Street opposite its junction with Underhill Terrace.

Occupiers close by include Lloyds Bank, Fulfords Estate Agents, Hospiscare, The Co-Operative and a number of local retailers.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with basement storage and residential accommodation above. To the rear of the property is a contained courtyard with separate ancillary accommodation.

VAT

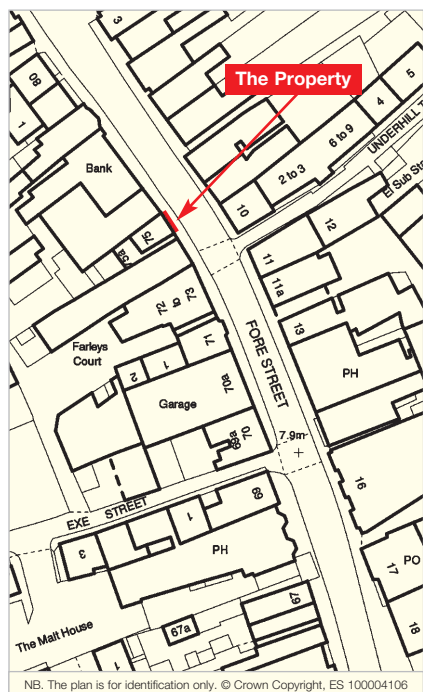
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 107 Band E (Copy available on website).



Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	The RE Bath Travel Service Limited (1)	Gross Frontage	4.73 m	(15' 6")	15 years from 29.09.2011 Rent review every fifth year Effectively FR & I	£6,500 p.a.	Rent Review 2016
		Net Frontage	3.61 m	(11' 10")			
		Shop Depth	5.64 m	(18' 6")			
		Built Depth	9.83 m	(32' 3")			
		Ground Floor	29.35 sq m	(316 sq ft)			
		Basement	10.10 sq m	(109 sq ft)			
		Rear Ancillary	4.6 sq m	(50 sq ft)			
First & Second Floor	An Individual	Residential			99 years from 01.08.1988	£25 p.a.	Reversion 2087

(1) For the year ended 31st October 2013, RE Bath Travel Service Limited reported a turnover of £11.835m, a pre-tax profit of £1.202m, shareholders' funds and a net worth of £8.449m. (Source: riskdisk.com 14.04.2014.)

NB. RE Bath Travel was bought by Hays Travel, the biggest independent UK travel company in 2013. Bath Travel trade from 60 offices across the South West. www.bathtravel.co.uk

Total £6,525 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 T Bower Esq, Spearing Waite. Tel: 0116 262 4225 e-mail: tom.b@spearingwaite.co.uk