



Virtual Freehold Investment Overview and Confidentiality Agreement
Fore Street, Exeter

OIEO £350,000 (7.59% NIY)

- **Tenure:** Virtual Freehold subject to the existing tenancies.
- **Location:** The property is located on Fore Street, Exeter which is extremely popular with independent traders and benefits from good footfall all year round. The property is situated in a prominent position on the street with Taunton Leisure, Thomas Moore, Co-Op and The Real McCoy in close proximity.
- **Description:** The property consists of a ground and lower ground floor retail premises currently let to two occupants under two separate leases. The ground floor benefits from a glass frontage and additional storage in the basement. The lower ground floor accommodation leased to the current occupant benefits from a small studio room and further storage adjacent.
- **Lease 1:** The Ground Floor: The property is currently let to a private individual (who has been in occupation for approx. 6 years) on a 5 year Internal Repairing and Insuring lease dated 1st March 2022 (expiry 1st March 2027) at a passing rent of £10,400 per annum.
- **Lease 2:** Lower Ground Floor: The property is currently let to a private individual (who has been in occupations for 8 years) on a 5 year Internal Repairing and Insuring lease dated 4th April 2022 (expiry 4th April 2027) at a passing rent of £17,160 per annum.
- **Total Income: £27,560 per annum**
- Price: The investment is available at Offers in Excess of £350,000 which equates to 7.59% NIY taking purchasers costs at 3.80%

To protect the occupiers, our clients wish for all discussions to be held in confidence. As agents, we advise interested parties to show discretion in relation to this matter and will be prepared to share further information subject to your agreement of the following:

- You will keep the availability of the investment confidential
- You will not communicate or otherwise to any third party without our prior written consent
- In the event you decide not to proceed with an offer, you agree to either return or securely destroy any information provided and to maintain the confidence
- You will provide a contact number to discuss your background and buying position prior to release of further information

Please sign and return a copy of this letter to indicate your acceptance of its terms.

Yours faithfully,

I hereby acknowledge receipt and accept the contents of this letter.

Date.....

Print Name.....

Truro Office:
Walsingham House,
Newham Quay, Truro,
Cornwall, TR1 2DP
t: **01872 245600**

Signed.....**The South West Specialists | www.vickeryholman.com**

Bristol Office:
t: **01174 286555**

Plymouth Office:
t: **01752 261811**

Exeter Office:
t: **01392 203010**

