

Exeter – 122A Fore Street, Devon EX4 3JQ
Freehold Grade II Listed Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



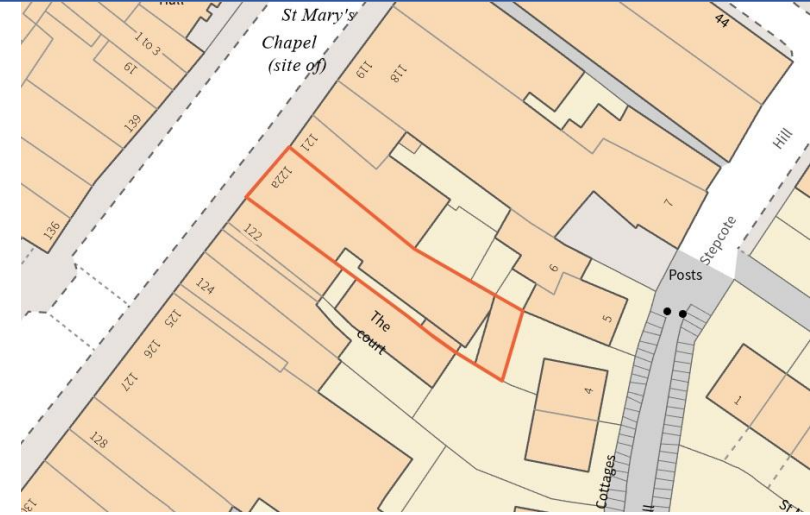
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Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 6.69%
- Rental Income: £23,400 p.a.
- VAT is applicable to this property
- Comprises ground floor public house with ancillary accommodation above
- Upper floors benefit from separate access, providing future development potential STTP
- Situated on arterial route between Exeter town centre and Exeter St Thomas with nearby occupiers including McColl`s, Merkur Slots, Barbers, Clothing Shop, Restaurants, and more.



Tenancies & Accommodations:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No: 122A (Ground, First, Second and Third Floor)	Ground Floor: 2 Bar Sections, Play Area, WCs First Floor: 2 Bar Sections, Office, Storage Second Floor: Kitchen/Living room Third Floor: 2 Bedrooms, WC	Individual	3 Years from 26 November 2024	£23,400	Note 1: FRI Note 2: Rent review on 26.05.26 linked to RPI Note 3: No breaks Note 4: Deposit held of £5,000

Total

£23,400

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Property Description:

Comprises ground floor public house with ancillary accommodation at first, second and third floor which can be accessed either through an internal staircase or by a separate entrance directly from the high street, providing the following accommodation and dimensions:

Ground Floor: 2 bar Sections, play area, wc`s

First Floor: 2 bar sections, office, storage

Second Floor: kitchen, living room

Third Floor: 2 bedrooms, bathroom

Total area size: 398 sq m (4,284 sq ft)

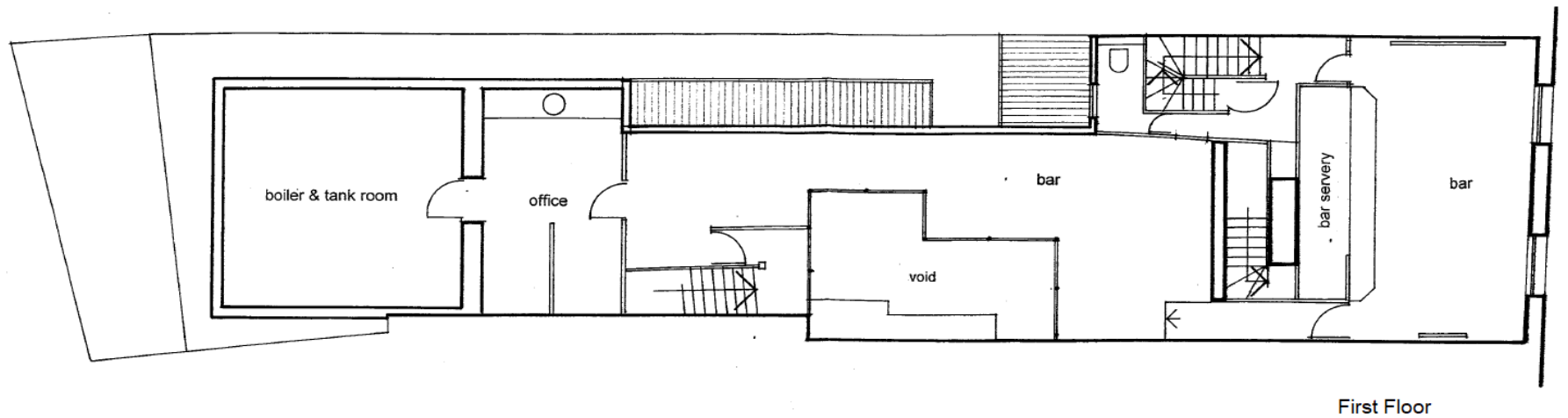
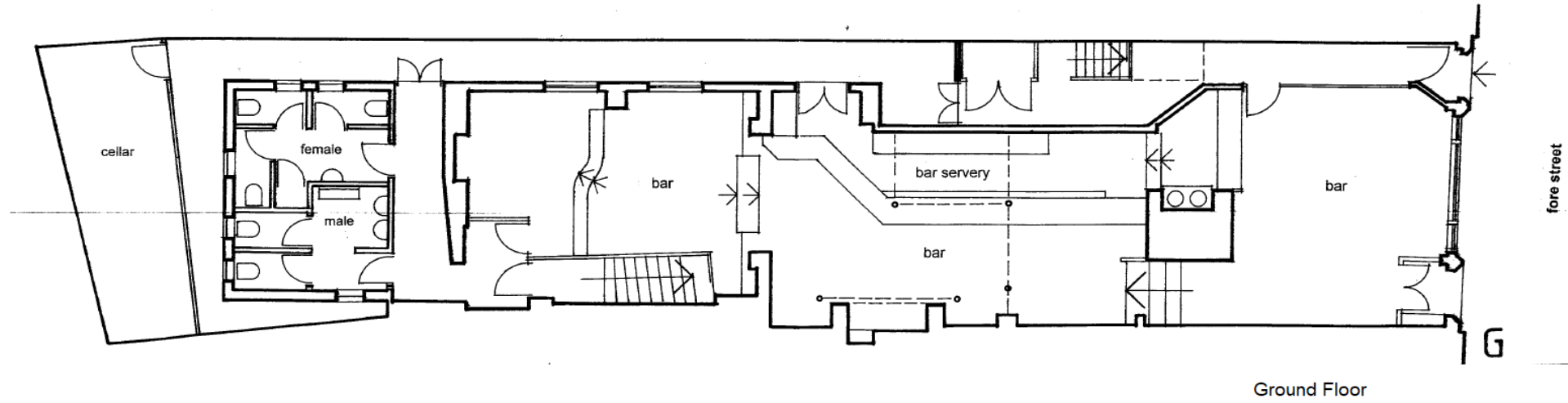
Tenancy:

The property is at present let to an Individual for a term of 3 Years from 26th November 2024 and the lease contains full repairing and insuring covenants. Rent review on 26.05.26 linked to RPI. No breaks. Deposit held of £5,000.

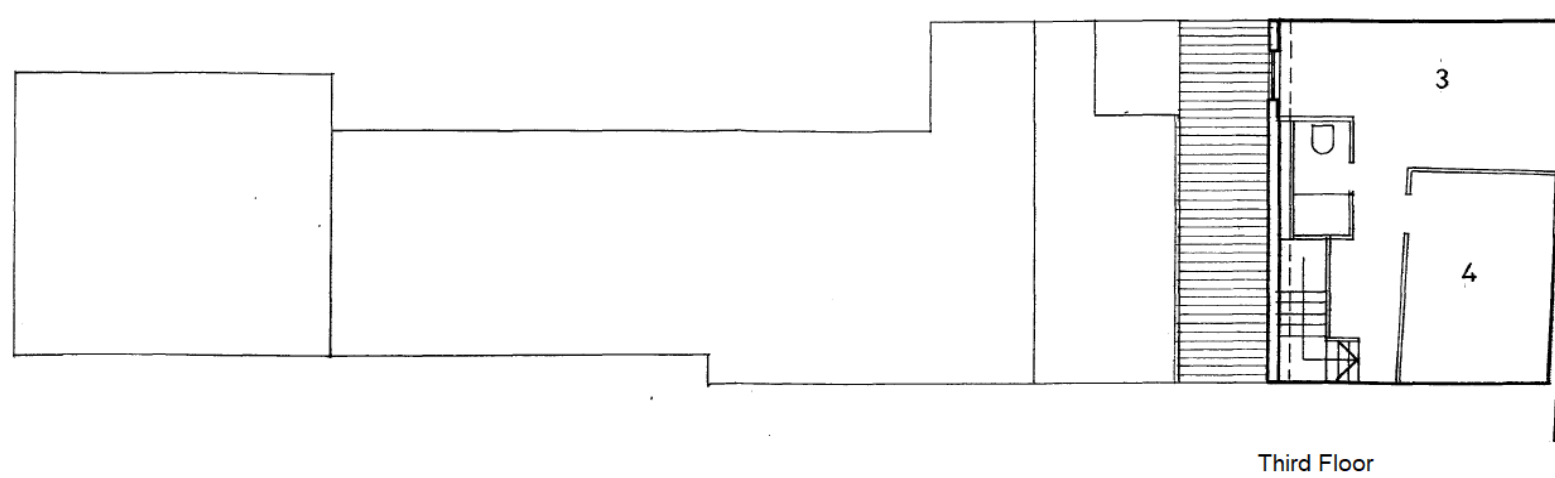
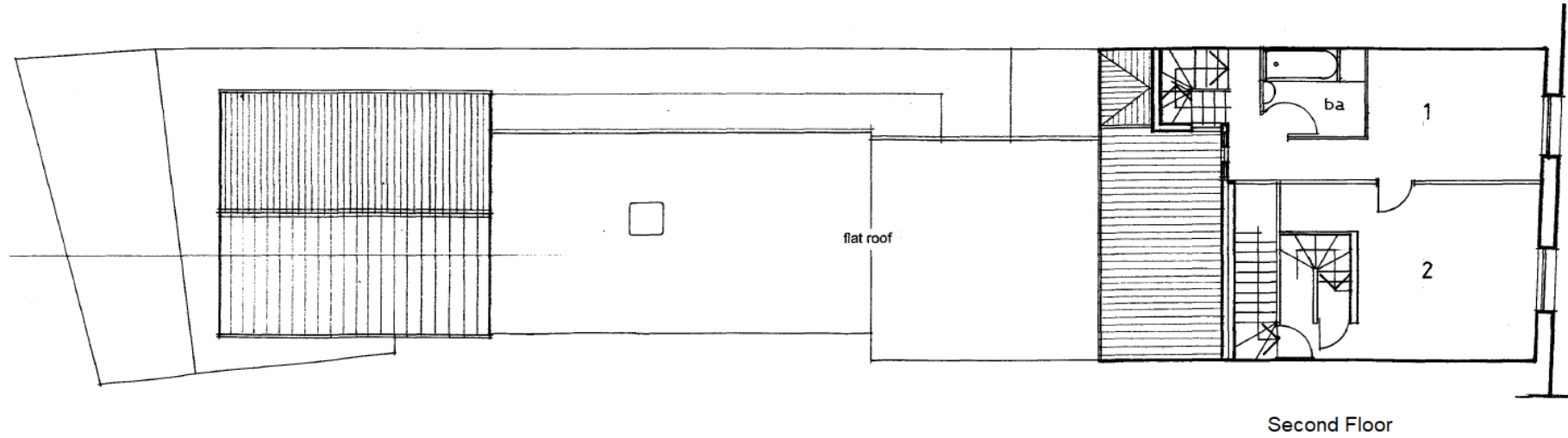


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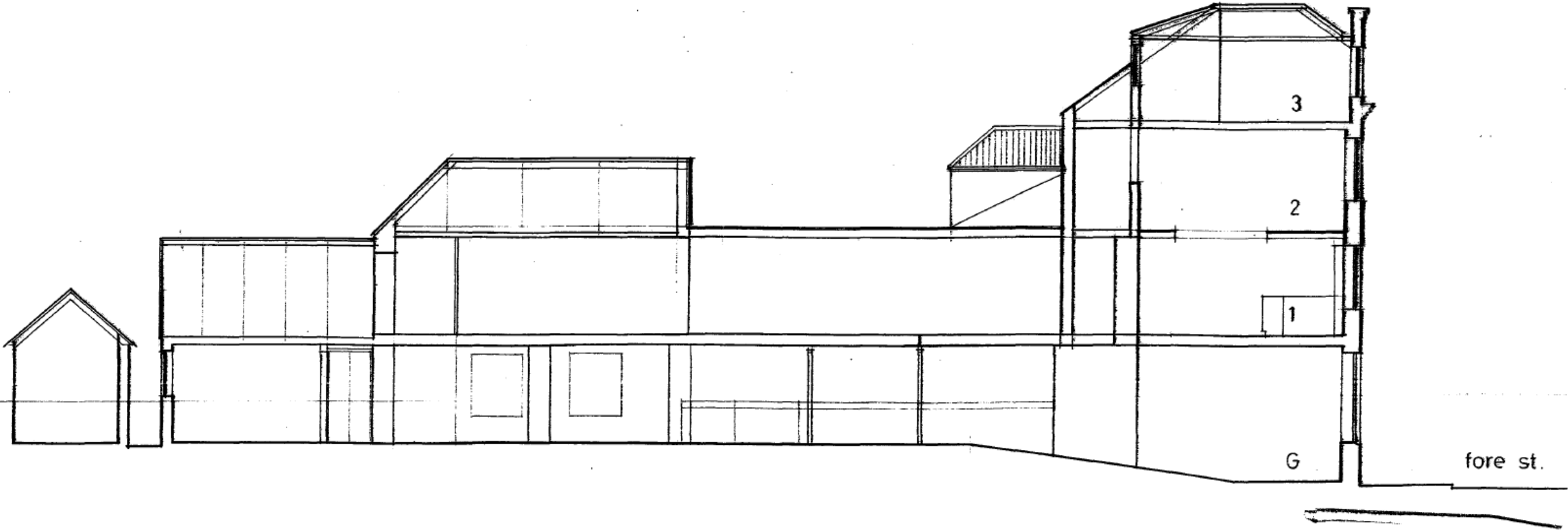
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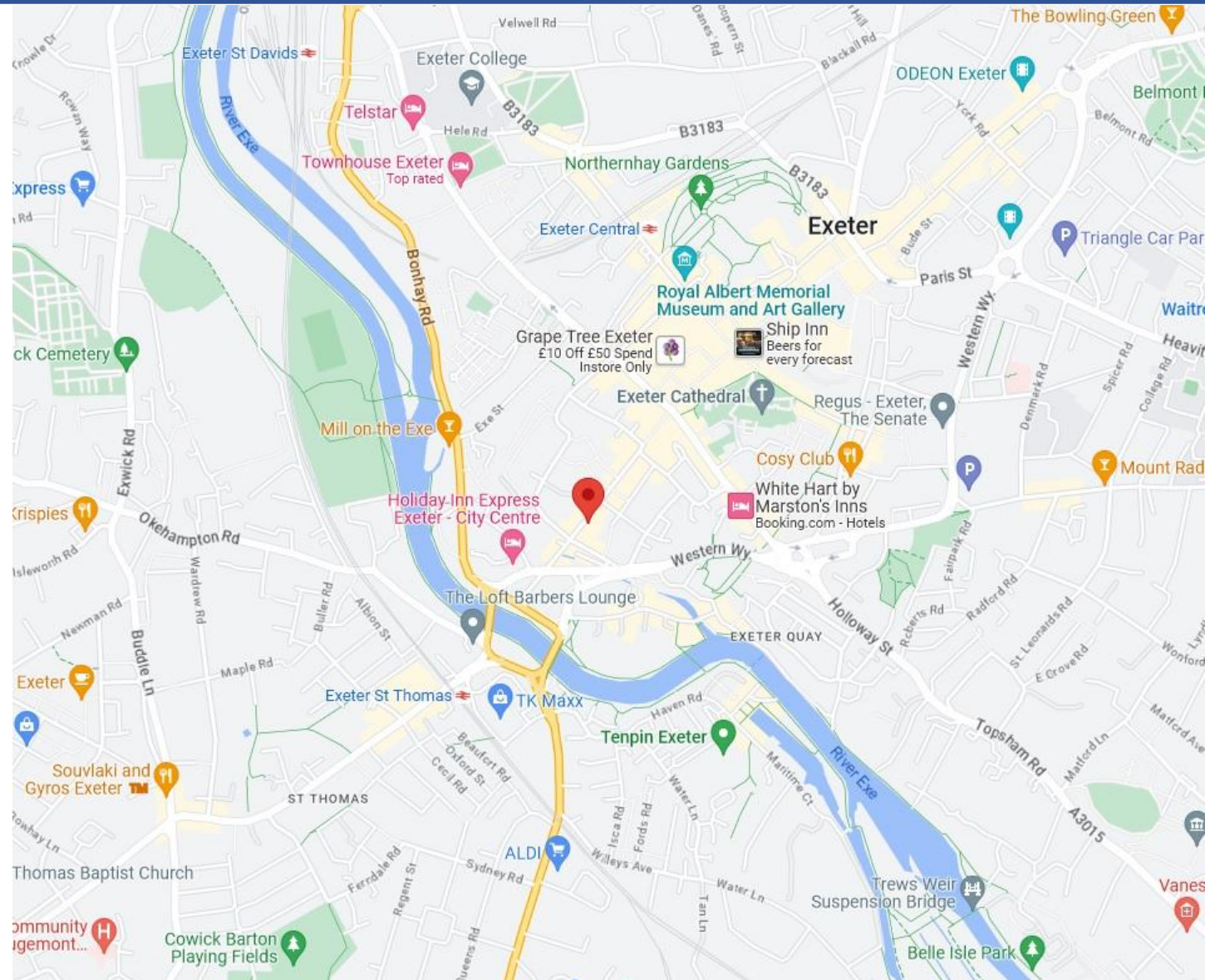
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Location:

Exeter is a cathedral city and the county town of Devon, South-West England. It is situated on the River Exe, approximately 36 mi (58 km) northeast of Plymouth and 65 mi (105 km) southwest of Bristol. The property is situated on arterial route between Exeter town centre and Exeter St Thomas with nearby occupiers including McColl's, Merkur Slots, Barbers, Clothing Shop, Restaurants, and Takeaways, amongst others.



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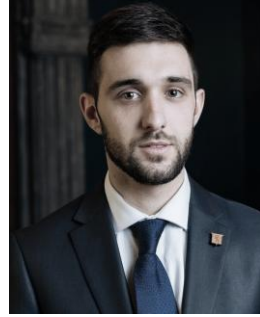
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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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