



39 Magdalen Road, Exeter, Devon, EX2 4TA

Mixed use freehold | Popular and busy shopping parade | 1,981 sq.ft (184 sq.m) | Prominent from roadside | Ground floor shop |
Self-contained maisonette above | **Guide Price: £370,000**

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Leonards News
Newspapers, Magazines & Delivery

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BON GOÛT
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Est. 1987
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18c
ADULT
COFFEE

INVESTMENT SUMMARY

- Rare mixed use investment.
- Popular and busy shopping parade.
- Ground floor shop, with self contained maisonette on upper floors.
- Passing rent: £25,000 per annum.
- Guide Price: **£370,000** which reflects an approximate net initial yield of **6.50%** after purchasers costs.



LOCATION

The property is situated on Magdalen Road being a small neighbourhood shopping parade serving passing traffic but more specifically the immediate catchment area of St Leonards, a highly regarded and high-value residential district of Exeter.

Magdalen Road is located close to the city centre and within easy walking distance of it and it provides a good range of retailers, albeit mostly local or specialist traders. The Parade is generally fully occupied and benefits from a small number of time restricted public car parking spaces. Other occupiers in the vicinity include various independent retailers, bars and professional and financial services.

DESCRIPTION

The property comprises a ground floor lock up shop with main sales, rear storage and staff facilities. There is a self contained maisonette on the first and second floors providing two bedrooms with a kitchen and bathroom. To the rear there is a detached store.

TENANCY

The property is held by way of a full repairing and insuring lease for 15 years from 02 October 2020 by Pukalini Limited. Company registration number 11188285.

The passing rent is £25,000 per annum and subject to review 2 October 2030.

The tenant has an option to break at the 2 October 2030 subject to 6 months notice.

The tenant currently occupies the flat above which has the ability to be sublet.

ACCOMMODATION

Floor	Description	Sq.ft	Sq.m
Ground	Sales	667	61.93
Ground	Rear Store	190	17.64
Ground	External Store	182	16.87
Ground	Mezzanine	156	14.54
First	Maisonette	786	73.02
Total:		1,981	184

ENERGY PERFORMANCE CERTIFICATES (EPCs)

The property has an EPC: D (87)

PHOTOS



PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£370,000**. Please contact agent for further details.

TENURE

Freehold.

VAT

VAT is not applicable to this sale.

BUSINESS RATES

Rateable value (from April 2026): £16,750.

Rates payable: £7,085.25.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR

Contact: Damian Cook / Orla Kislingbury
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Email: damian@sccexeter.co.uk
orla@sccexeter.co.uk



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