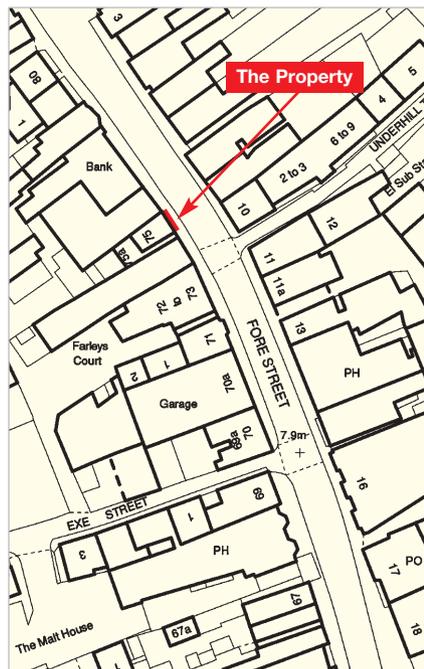


**Topsham**  
**75 Fore Street**  
**Topsham**  
**Devon**  
**EX3 0HQ**

- **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.allsp.co.uk](http://www.allsp.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") 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)	15 years from 29.09.2011 Rent review every fifth year Effectively FR & I	£6,500 p.a.	Rent Review 2016
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](http://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](mailto:tom.b@spearingwaite.co.uk)