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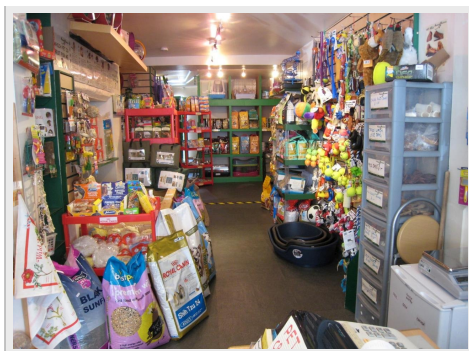
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Celebrating
20
Years
OF PEOPLE
SERVING PEOPLE
Est 1992



Fore Street, Topsham, Exeter, Devon, EX3 0HF £35,000

- Well Established Pet Supplies Business with Dog Grooming Service
- Separate Self Contained Good Size Two Bedroom Maisonette Above
- Situated In The Heart Of This Sought After Estuary Village
- Excellent Double Frontage Onto Street
- The Self Contained Maisonette Could Be Owners Accommodation Or Sub Let If Required



Description

This is a rare opportunity to purchase a well established business that offers a wide selection of merchandise for local pet lovers, together with a dog grooming service. The property is situated in the heart of the sought after Estuary Village of Topsham, and the shop itself has excellent double frontage onto the street. Internally there is a service counter, ample display area, shelving for appropriate merchandise for this business and potential owners accommodation with a spacious self contained two bedroom maisonette above. The agents are led to believe that the maisonette could be sub let if required, and would gain an approximate rental income of £700 per month.

Situation

The town of Topsham, was once the old port of Exeter and is now popular with sailing enthusiasts. It offers a wide range of local facilities including shops, restaurants, historic inns, medical and educational facilities. Topsham's numerous clubs and societies offer a range of cultural and sporting facilities such as an open air swimming pool, tennis courts and bowling green. The River Exe and estuary is renowned for its diversity of bird life and angling opportunities. There is a regular bus service to Exeter and a local train station on the Exeter/Exmouth branch line.

Accommodation

Ground Floor Shop 16' (4.88m) in width x 34'7" (10.54m) in depth. Double frontage onto Fore Street, Topsham. Service counter, ample display area and fixed shelving for appropriate merchandise. Doorway from the main shop area opening into the ...

Dog Grooming Room 11'6" x 4'10" (3.5m x 1.47m) Fitted dog grooming bath.

To the rear of the shop there is a Store as well as Wash and Cloakroom Facilities. A door from the back of the building gives access onto a staircase, going up to the first floor with owners living accommodation or separate self contained maisonette for rental purposes.

Self Contained Flat Metal staircase to the rear of the building opening onto a Covered Porch with private front door to ...

Entrance Hallway Doors to the bathroom and lounge/dining room, staircase to the second floor.

Lounge/Dining Room 16'6" (5.03m) x 11' (3.35m) increasing to 24'5" (7.44m) into dining area. Very good sized L shaped room. Sash window with aspect to front, two radiators, meter cupboard, further large storage cupboard, walkway through to ...

Kitchen 9'5" x 7'10" max. (2.87m x 2.39m max.) Fitted with light wood effect units comprising roll edged granite effect work surface, inset stainless steel single drainer sink unit with mixer tap, base cupboards and drawers, further eye level cupboards, larder unit, electric cooker point, plumbing and space for washing machine, further appliance space, double glazed skylight window as well as further window and obscure glazed door onto the Balcony.

Bathroom White suite comprising panelled bath with tiled surround, mixer tap and shower attachment; pedestal wash hand basin and low level W.C. Small striplight with shaver point, extractor fan, window to front.

Second Floor Landing Access to loft space.

Bedroom One 16'8" x 9'8" (5.08m x 2.95m) Windows overlooking Fore Street to the front, further windows to side, eaves storage cupboard, radiator, exposed beams.

Bedroom Two 18'6" max x 9' (5.64m max x 2.74m) Windows to rear, radiator, eaves storage cupboard, exposed beams.

Agents Note Lease commencement March 2005, Term 15 Years (ending 2nd March 2020). Current rent is £1525 per calendar month, rent review every three years. Repairs proportional repairing liability. Rateable Value £12,750 per annum. Planning Use A1 Retail.

Directions

Leave Exeter via the Topsham Road, go straight across at the Countess Weir roundabout and on into Topsham. Bear right by the mini roundabout into Fore Street, and the property will be found a short way along on the left hand side.

Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Energy Performance Certificate

Non-Domestic Building



11a, Fore Street
Topsham
EXETER
EX3 0HF

Certificate Reference Number:
0730-0532-6759-8493-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

Net zero CO₂ emissions

A+ 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 104 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 57
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 217.65

Benchmarks

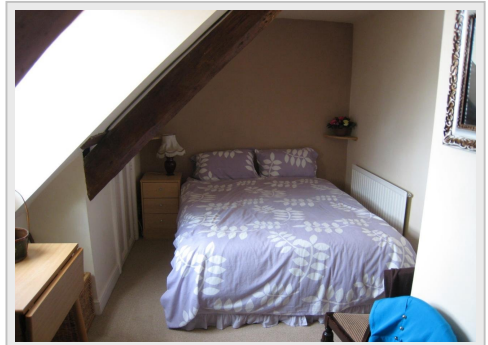
Buildings similar to this one could have rating as follows:

28 If newly built

76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



Viewing Information

Viewing by appointment with the agents;

Bradleys Estate Agents

Bradleys Commercial

Waterbeer Street

Exeter

Devon

EX4 3QR

Tel: 01392 432346

Property Fact Sheet Ref: RES120008.1 (12/07/2012)

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