

lot 49

24/26 Fore Street Tiverton, Devon EX16 6LH

Rent
£43,000
per annum
exclusive

Freehold Retail and Residential
Investment

- Entirely let to The Edinburgh Woollen Mill Limited
- Located on Tiverton's prime pedestrianised retailing thoroughfare

- Nearby occupiers include Boots, NatWest, Barclays and Carphone Warehouse



On Behalf of
Receivers



Location

Miles: 15 miles north of Exeter
20 miles south-west of Taunton
Roads: A396, A361, M5 (Junction 27)
Rail: Tiverton Parkway Railway Station
Air: Exeter Airport

Situation

The property is situated in Tiverton town centre on the northern side of the pedestrianised Fore Street, the main retailing thoroughfare. Nearby occupiers include Boots, NatWest, Barclays and Carphone Warehouse.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation, a self-contained residential flat on the second floor and the third floor is built within the roof void providing attic space. The property benefits from a single storey extension and staff car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	185.30 sq m (1,995 sq ft)	THE EDINBURGH WOOLLEN MILL LIMITED (1)	20 years from 24/01/1998 until 22/01/2018 on a full repairing and insuring lease	£43,000	21/01/2013 (2)
First	Ancillary	74.30 sq m (800 sq ft)				
Second	Residential (3)	Not measured				
Third	Attic					
Total Commercial Floor Area		259.60 sq m (2,795 sq ft)			£43,000	

(1) For the year ending 2nd March 2013, The Edinburgh Woollen Mill Limited reported a turnover of £169,713,000, pre-tax profits of £23,130,000 and a total net worth of £187,301,000. (Source: www.riskdisk.com 12/11/2014)

(2) The 2013 rent review is outstanding.

(3) We understand that the residential flat is not currently occupied.

For further details please contact:

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