

# Lot 2

£30,988 per annum exclusive (with one vacant residential flat)

## 30 Fore Street, Okehampton, Devon EX20 1HB Freehold Retail and Residential Investment



### Key Details

- Prominent Town Centre Location
- Six Residential Flats (One let on Long Lease)
- Asset Management Opportunities
- Nearby occupiers include Peacocks, Boots the Chemist, Specsavers and Lloyds Pharmacy

### On Behalf of a Major Fund Manager

#### Location

Miles: 24 miles west of Exeter  
Roads: M5, A30  
Rail: Okehampton Railway Station  
Air: Exeter Airport

#### Situation

Okehampton is an attractive town located on the northern edge of Dartmoor National Park. The property is prominently located on the south side of Fore Street, close to its junction with St James Street. Nearby occupiers include Peacocks, Boots the Chemist, Specsavers and Lloyds Pharmacy.

#### Description

The property comprises retail accommodation on the ground floor with six residential flats on the ground and upper floors, accessed to the rear via St James Street.

#### Tenure

Freehold.

#### VAT

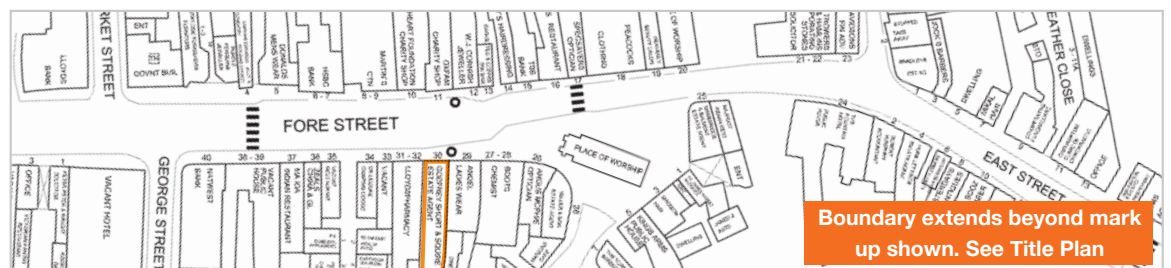
VAT is applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
30	Ground	Retail	106.28 sq m (1,144 sq ft)	GSS PROPERTY SOUTH WEST LIMITED t/a Godfrey Short & Squire Estate Agent (1)	7 years from 04/12/2014	£13,000	04/12/2019 (03/12/2021)
Flat 1	First	Residential	1 Bedroom Flat	INDIVIDUAL	6 month AST from 29/04/2017	£4,920	(31/10/2017)
Flat 2	First	Residential	1 Bedroom Flat	INDIVIDUALS	AST from 02/12/2015	£4,428	(2)
Flat 3	Second	Residential	2 Bedroom Flat	VACANT			
Flat 4	Second	Residential	Studio	INDIVIDUAL	AST from 15/05/2012	£4,740	(2)
Flat 5	Third	Residential	1 Bedroom Flat	INDIVIDUAL	6 month AST from 25/02/2017	£3,900	(24/08/2017)
5 St James Street	Ground and First	Residential		INDIVIDUAL	999 year lease from 29/09/2014	Peppercorn	(28/09/3013)
<b>Total</b>						<b>£30,988</b>	

- (1) Godfrey Short & Squire is an independent estate agent dedicated to the sales and lettings market within West Devon and the Dartmoor National Park (Source: independent estate agent www.gssproperty.com 09/06/2017). The tenant did not exercise a June 2017 break option.  
(2) The tenants of Flat 2 and Flat 4 are occupying by way of a periodic tenancy on a month by month basis.



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