

RETAIL AND RESIDENTIAL
INVESTMENT FOR SALE

17/18 HIGH ST,
OKEHAMPTON, EX20 1AN



Maze 
01392 477433

Okehampton

This popular market town in West Devon has a population of approximately 6,500 and benefits from the new Okehampton Railway Station that connects Exeter St David's to Plymouth via Tavistock on the Dartmoor Line.

The town is also serviced by the Stagecoach Bus Service from Exeter, Bude, Newquay and Tavistock. Bus service 6 runs from the town to Exeter with the 6A service to Launceston.

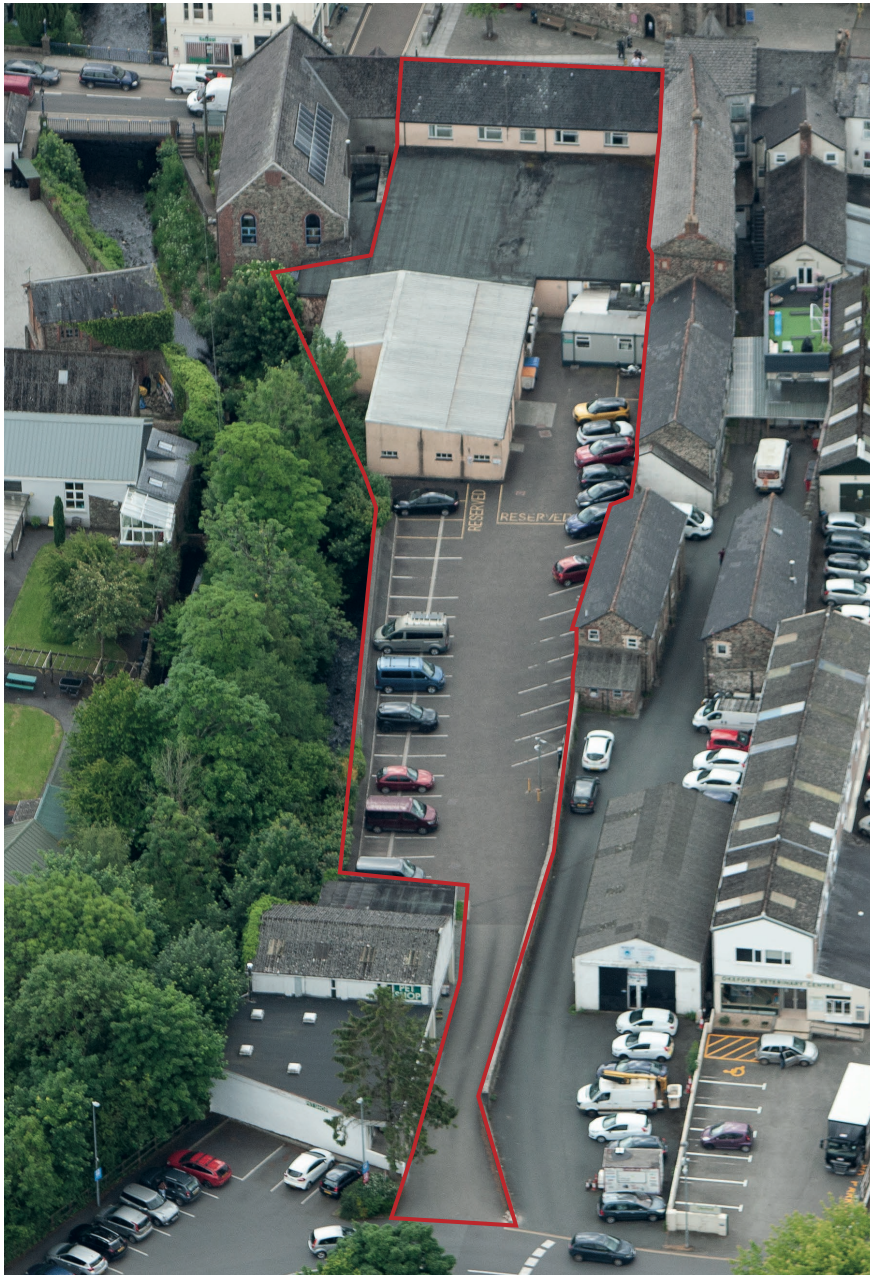
17/18 Fore St

The property is located on Fore St the main retail street of Okehampton just off the A30 approximately 21 miles west of Exeter, 26 miles north of Plymouth and 24 miles south of Barnstaple.

It is surrounded by a number of local retailers with Boots on the opposite side of the road and within walking distance of the national supermarket operators, Somerfield, Waitrose and Lidl.

The property also benefits from a large car park with around 30 spaces which is controlled by an operator and generates shared income for the landlord. The retailers also have a number of separate car parking spaces.





Tenant Information

Specsavers – A national business running for 40 years, working to provide optometry, audiology and other healthcare services.

Peacocks – A national value-for-money retailer that has established itself since the 1990s with emphasis on fashion.

Tenant	Lease commence	Lease term	Lease expiry	Rent	Comments	Area (sq ft)
Specsavers 17 Fore St	24/04/2017	10 years	23/04/2027	£15,850 pa	2 car spaces	1,288 sq ft
Peacocks 18 Fore St	07/10/2019	10 years	08/10/2029	£48,000 pa	3 car spaces	6,423sq ft

Residential/Flats

Flat 1 is let on a standard tenancy at an annual rent of £5,040 per annum.
Flat 2 is vacant and has an estimated rental value of £6,000 per annum.

Car Park

The car park has about 30 spaces, excluding those retained for use by the retail occupiers, and is operated by Total Car Parks Limited. It generates an average gross annual rent of around £20,000 per annum.

Investment Proposal

We are instructed to seek offers in the region of £1.25 million.

EPC

The EPC Rating is available upon request to the agents.

Viewing

For further information or to arrange an inspection please contact:

Richard May

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E: rem@maze.uk.com

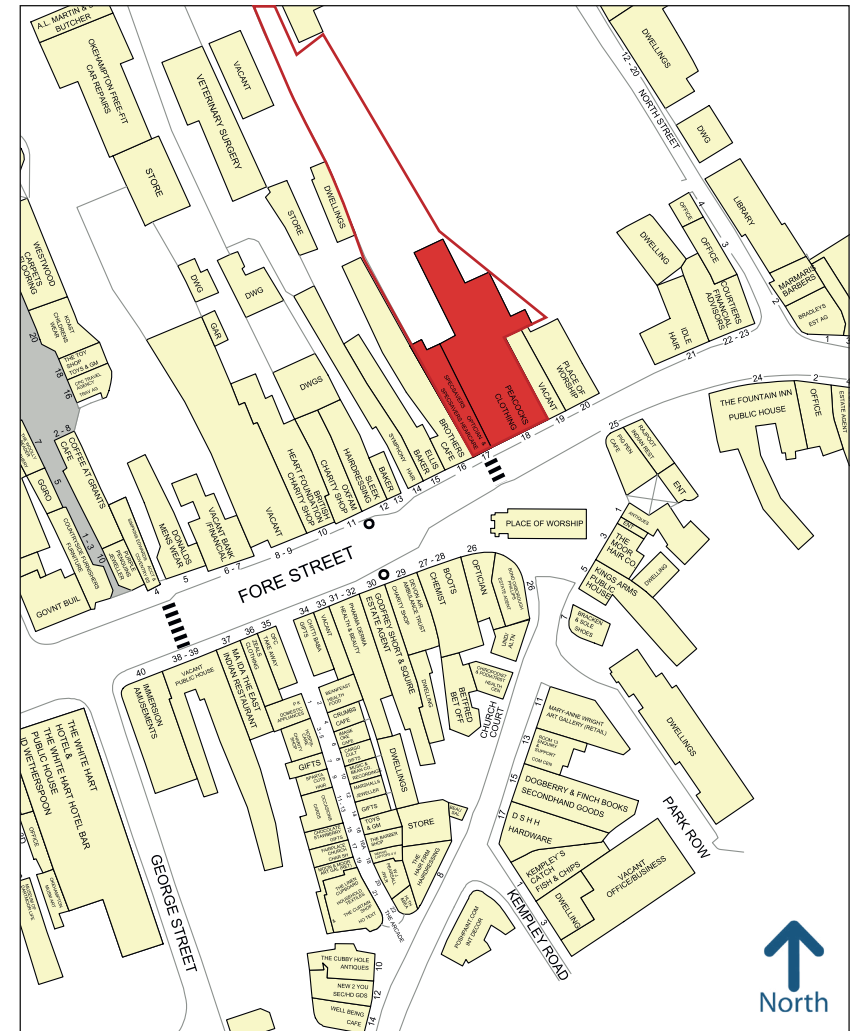
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