

DEVELOPMENT
RESIDENTIAL
INVESTMENT

Exeter Development / Investment Opportunity - Heavitree
Comprising Large Ground Floor Commercial Unit with 2 Flats Over on
a corner site of 0.25 of an Acre with Development potential (STP)

**Noon
Roberts** | 
PROPERTY CONSULTANTS



4 Northleigh House
Thorverton Road
Matford Business Park
Exeter, Devon EX2 8HF

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

Offers invited in excess of £499,500 for this substantial Investment / Development Site
94 Sweetbrier Lane and 105 Chard Road Heavitree Exeter EX1 3AW

SITUATION AND DESCRIPTION

This is an unusual opportunity to acquire the freehold of a substantial Investment Premises with further potential for Residential Development subject to planning. The property formally comprised 2 semi-detached Houses which have been used on the ground floor as a Digital Printers, with one 2 bedroom and one 3 bedroom flat over, which are both let on AST agreements. To the rear of the property a new single storey print workshop has been built plus there are a collection of other older storage buildings/ garages. To the front of the site is a large car park with further parking on both sides and garden areas for each flat on a site totalling some 0.25 Acres.

The property is suitable for redevelopment to return the front building to 2 semi detached houses, and then seek planning for 1 or 2 further dwellings to the rear of the site, subject to all necessary consents. Alternatively, Quickprint would be prepared to enter into a new lease of the ground floor shop and workshop for 3 – 5 years at a rent of £18,000 pa with rental income of £20,400 pa from the 2 flats, so totalling some £38,400 per annum. This could allow a developer to seek the necessary planning whilst deriving a useful income from the property. The property is located on the corner of Sweetbrier Lane and Chard Road in the sought after Heavitree area of Exeter with excellent access to the City centre. Heavitree has a well-regarded primary school within easy access of the property, as is Heavitree Park and the retail centre. The property is conveniently located on a bus route and is well situated for access to major road links including the M5 and A30.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

GROUND FLOOR – QUICKPRINT

Retail Showroom 13.22m x 8.67m (43'4" x 28'5") max
Large shop front with windows to the front and side. Power and lighting as fitted. Carpeted. Electric metal shutters to some windows. Radiator. Originally 2 separate properties but now combined.



Store

2.69m x 2.57m (8'10" x 8'5") max
Useful area leading off the main Office area. Window to rear. Power and light as fitted.

Kitchen / Staff Room

3.46m x 3.20m (11'4" x 10'6") max
Kitchen area with stainless steel sink with single drainer and cupboards below. Space for fridge. Window to side. Door to rear.

Studio / Store

6.59m x 3.20m (21'8" x 10'6") max
Window to one side. Power and light as fitted. Stainless steel sink with single drainer. Cupboards below. Space for fridge. Fitted shelving over. Radiator.

Toilet

Low level WC suite and wash basin. Gas fired wall mounted boiler.

Rear Print Room

8.27m x 6.07m (27'2" x 19'11") max
Recently constructed single story building with windows to the side plus a glazed panel to Studio room above. Concrete floor. Ample power and light as fitted. Double loading doors to the side courtyard and parking area with loading / unloading area. Gates to the road. Butler style sink.

Toilet

Low level WC suite.

FLAT – 94A SWEETBRIER LANE

Glazed entrance door to the side with staircase leading up to
Landing

Radiator. Window. Doors to

Sitting Room

4.26m x 3.93m (13'11" x 12'10") max
Window to front. Radiator. Power and light.

Kitchen

3.23m x 2.50m (10'7" x 8'2") max
Range of wall and base units with inset stainless-steel sink unit and single drainer into worktop. Space for fridge and washing machine. Electric cooker. Extractor fan. Window. Gas fired Ideal wall mounted boiler. Part tiled splashbacks.

Toilet

Low level WC suite. Radiator. Window. Part tiled walls.

Bedroom No 1

4.27m x 3.91m (14'0" x 12'10") max
Large window. Power and light as fitted. Radiator. Generous room.

Bathroom

Panelled bath with mixer taps and shower attachment. Pedestal wash basin. Window. Part tiled walls. Radiator.

Bedroom No 2

3.47m x 3.03m (11'4" x 9'11")
Dual aspect windows. 2 Radiators. Power and light as fitted.

FLAT – 105A CHARD ROAD

To the side of the property is a secure fenced and landscaped garden with lawned area and shed. Door leading up to

Landing

With doors to

Sitting Room

4.26m x 3.94 (13'11" x 12'11") max

Window to side. Radiator. Power and light. Door into

Kitchen / Diner

3.47m x 3.04m (11'4" x 9'11") max

Range of fitted wall and base units with stainless steel sink with single drainer inset into worktop. Space for fridge and washing machine. Electric cooker point. Radiator. 2 windows. Dual aspect. Power and light. Extractor over cooker. Tiled splashback.

Bathroom

Panelled bath. Pedestal wash basin. Window. Radiator. Shower cubicle with Mira shower unit. Part tiled walls.

Bedroom No 1

3.95m x 3.19m (12'11" x 10'6") max

Window. Radiator. Power and light as fitted.

Toilet

Low level WC suite. Radiator. Window.

Bedroom No 2

3.21m x 2.43m (10'6" x 7'11") max

Window. Radiator. Power and light as fitted.

Stairs from the landing stairs lead up to the second floor and a

Bedroom No 3

4.34m x 4.32m (14'3" x 14'2") max

Spacious room with 3 Velux windows. Radiator. Power and light. Irregular shaped room.

EXTERNALLY

The current building is located in the middle of the site with a large tarmacadam courtyard to the front offering ample car parking. To each side of the building is a garden area for the flats, and to the rear of the site a car parking / yard area with access from either side.

PLANNING

The property lies within a predominantly residential area with a wide range of housing styles and sizes. The site would therefore be suitable for a comprehensive re-development or for converting the existing buildings by returning the main building back to 2 semi-detached three bedroom houses, with the potential to the rear of the site to accommodate up to 2 further dwellings. Alternatively the site could be suitable for a local convenience store etc. All of the above are subject to all the necessary consents. Elevation plans and a site survey are available on request.

Interested parties are required to make their own enquiries of the relevant authorities regarding their proposed development. For planning enquiries please contact Exeter City Council (01392 277888)

ASKING PRICE

Offers are sought in excess of £499,500 are sought for the freehold with either vacant possession, or with the benefit of the tenancies as at completion plus the option of a new lease on the ground floor showroom. Only unconditional offers are sought, with subject to planning offers not being considered on this occasion.

TENANCY AGREEMENTS

Should a purchaser require an income from the property, both flats will be tenanted on AST agreements. The 2 Bedroom flat is let at £800 pcm (£9,600 pa) and the 3 bedroom flat is let at £900 pcm (£10,800 pa)

In addition the ground floor area can also be tenanted if required by the current occupiers Quickprint on a new 3 to 5 year lease at an annual rent of £18,000 pax. Full details of the tenancies are available on request. This provides a potential total rental income from the property of approximately £38,400 per annum.

ENERGY PERFORMANCE CERTIFICATE

A Commercial Energy Performance certificate has been requested for the shop plus a separate Residential Energy Performance Certificate for each of the two flats. A summary of these will be available from the web site with full copies available from the sole agents.

The ratings for each part of the property are as below:

Ground Floor Office:

Flat (Sweetbrier Road):

Flat (Chard Road):

VAT

We understand that VAT is not payable on the sale of this property.

SERVICES

We understand mains water, drainage and electricity are available to the property. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed development.

LEGAL COSTS

Each party will be required to pay their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0578)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

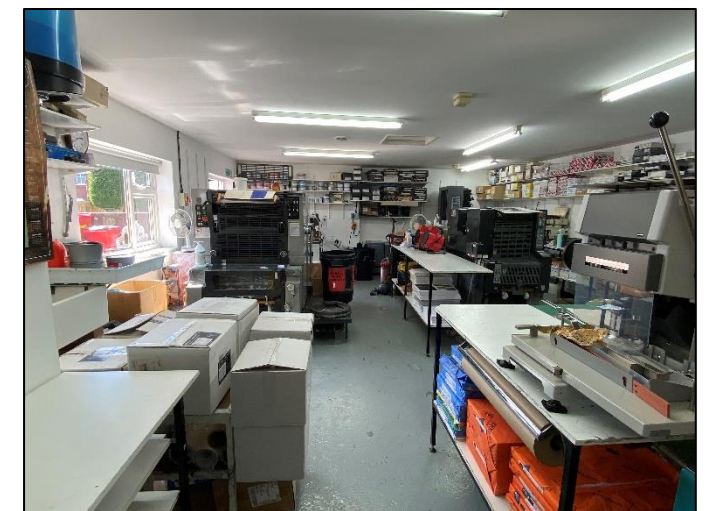
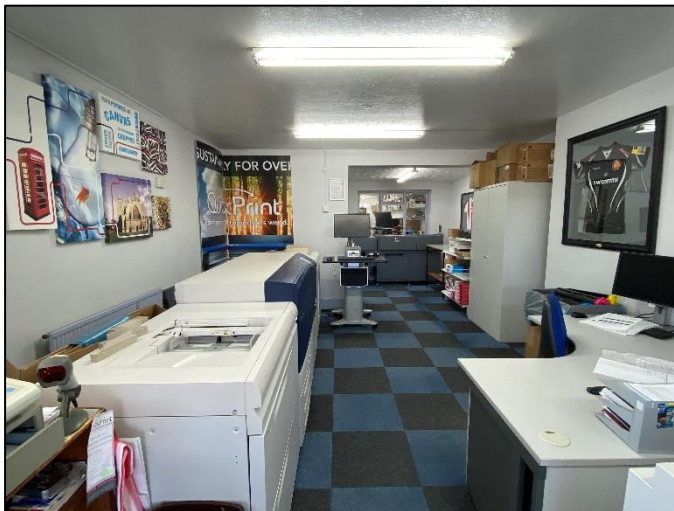




T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

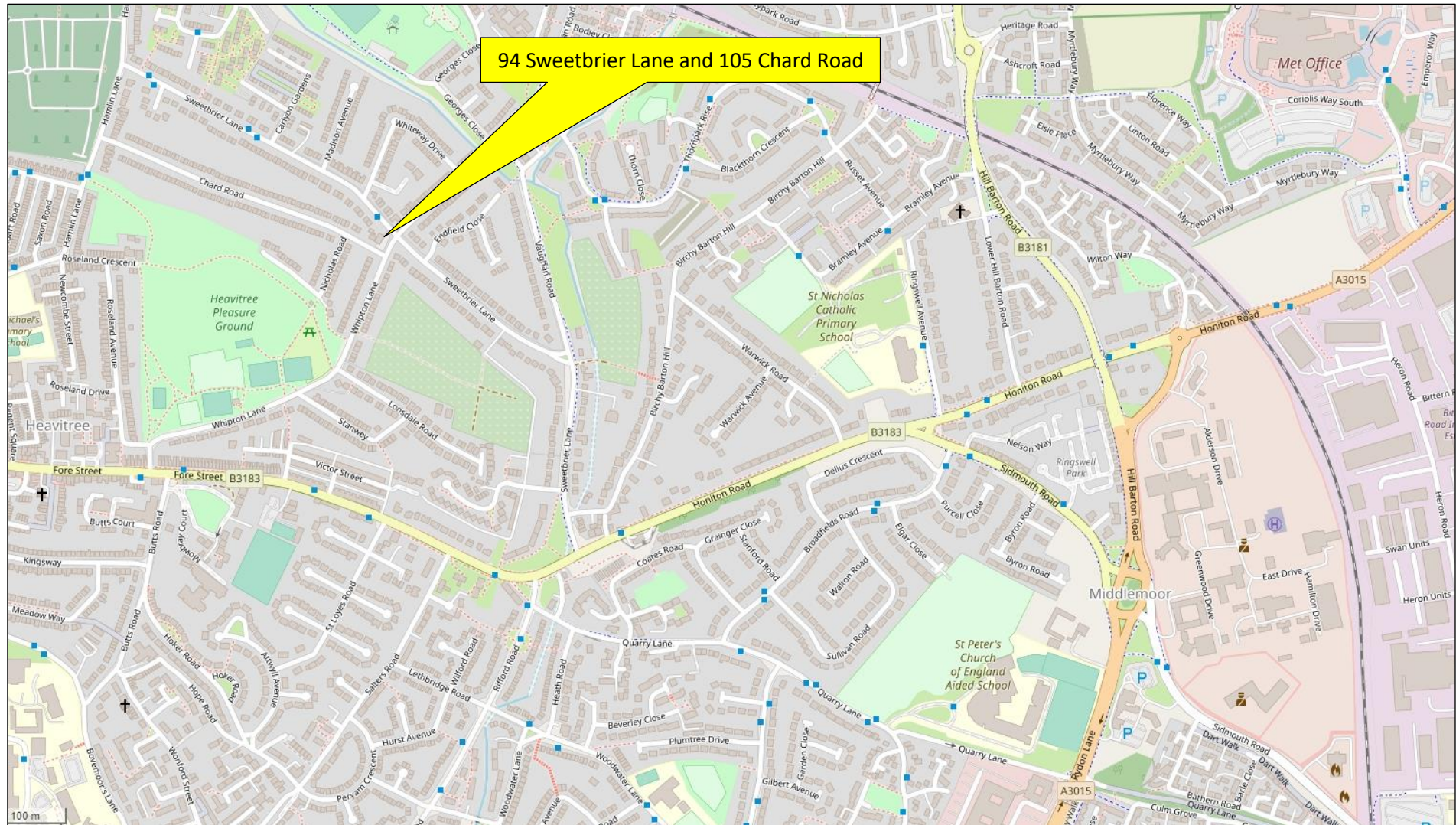


Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

E. tn@noonroberts.co.uk



Promap^{v2}
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4

