

FOR SALE

INVESTMENT OPPORTUNITY COMPRISING TELECOMS MAST ON A BUSY INDUSTRIAL ESTATE

**452 THE OLD DAIRY, PINHOE TRADING ESTATE,
PINHOE ROAD, EXETER, DEVON, EX4 8TQ**



An opportunity to acquire the Long Leasehold interest in a small commercial site in Pinhoe, Exeter with a substantial Telecoms Mast located on it. The mast is shared between EE and Vodafone producing a total rent of £6,740 per annum with a ground rent payable to Exeter City Council of £140 per annum. There are also a number of car parking spaces adjoining the mast which are not part of the lease to EE and which can be used or possibly let by the purchaser to further increase the rental income.

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SITUATION AND DESCRIPTION

The premises are located on the Pinhoe Trading Estate to the rear of the Aldi food store on the busy Pinhoe Trading Estate. Pinhoe is to the East of the City, within easy access of Exeter City centre and the M5 motorway (junction 29). The estate has a varied mix of users including industrial, warehousing, trade counter, office and Food Retail including an Aldi, Lidl and Sainsburys Supermarket.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area, with Exeter airport approximately 4 miles distant offering National and International flights. In addition to the site of the mast there is a concreted area to the right which is not included in the lease to EE, and which could be used for car parking etc, and which could add an additional income for a purchaser.

ACCOMMODATION

The site is located to the rear of the Aldi supermarket with vehicular access off of exhibition Way which leads directly off the B3181 Pinhoe Road. The site is surrounded by a rendered wall and includes concreted car parking spaces either side of the mast.

PRICE

Offers are sought in excess of £50,000 for the Long Leasehold Interest of this Investment opportunity offering a purchaser a return of approximately 13.5% before purchaser costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required for this property.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

SERVICES

Mains electricity is available to the property.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0779)



TENANCY AND RENT

The current mast was installed under a 20 year lease dated the 14th December 2001 to Orange Personal Communications Services Limited (Now EE) and which expired on the 13th December 2021. The current tenants have been holding over since then. The current rent is £5,000 per annum with a further payment of £1,740 per annum from a sharing agreement with Vodafone.

RATES

Rateable Value: - £10,250 (2023 valuation)
For further information, or to obtain the Rates Payable figure, please contact Exeter City Council on 01392 277888.

TENURE

The site is held by way of a long leasehold interest from Exeter City Council for a term of 99 years from the 25th December 1954 to expire on the 24th December 2053 at an annual ground rent of £140 per annum.



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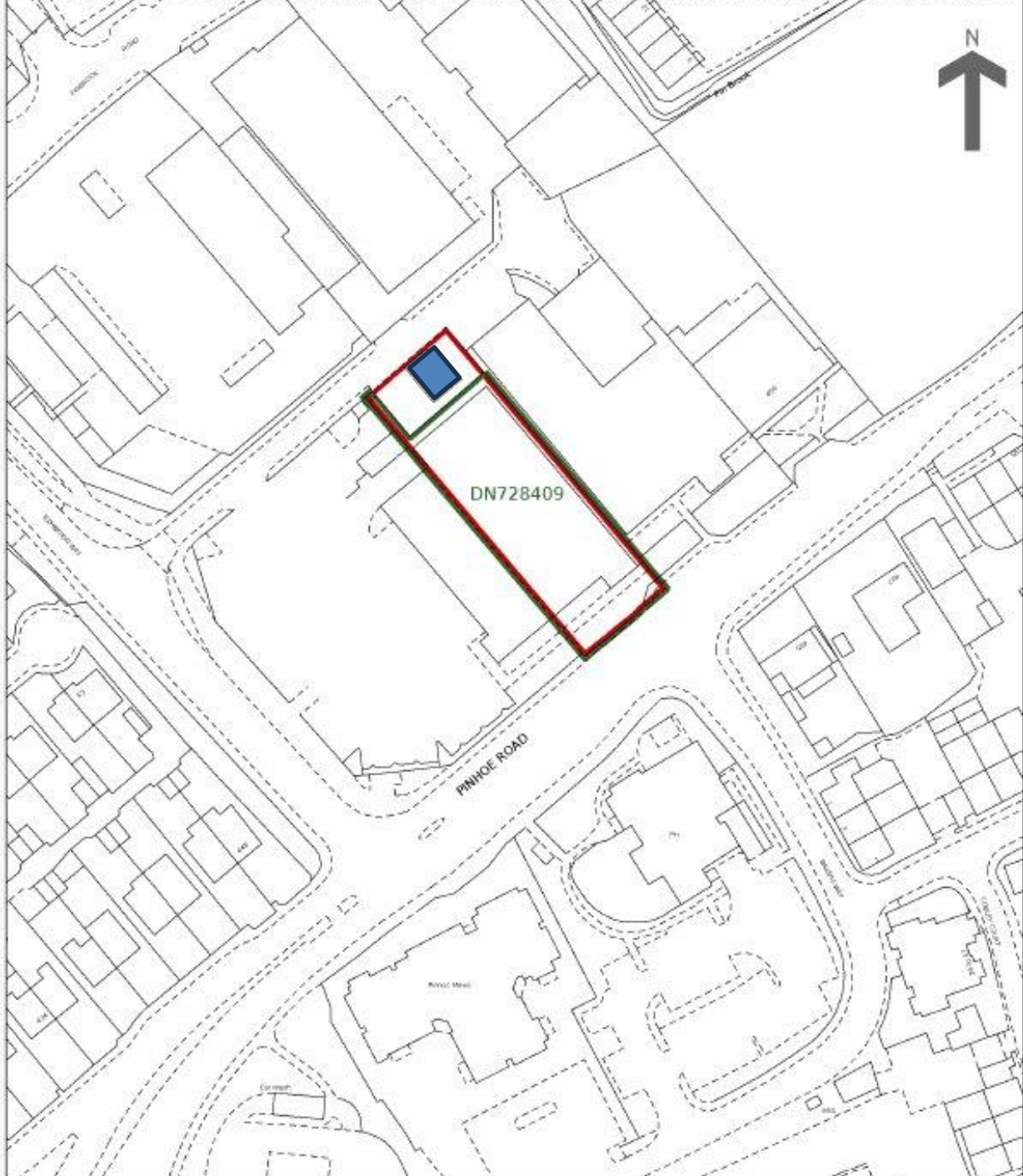
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HM Land Registry
Official copy of
title plan

Title number **DN288797**
Ordnance Survey map reference **SX9593NE**
Scale **1:1250**
Administrative area **Devon : Exeter**



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