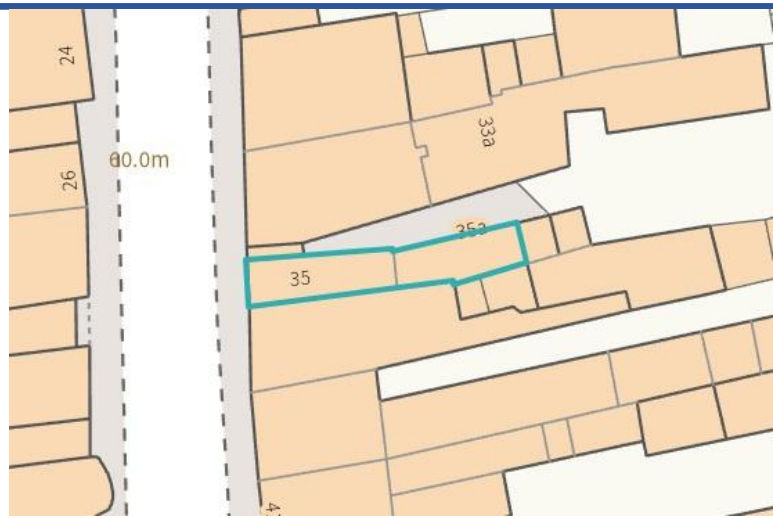
Cullompton – 35/35A Fore Street, Devon EX15 1JS
Freehold Retail & Residential Investment

BLUE ALPINE
PROPERTY CONSULTANTS



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Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £150,000
- Rental Income: £5,200 p.a. + Vacant Flat
- ERV once fully let: £13,700 p.a. GIY: 9.13%
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a Digital Service Agency
- Includes self-contained 1-bedroom maisonette at first and second floor which is at present vacant
- Situated in a central position on Fore Street within the heart of Cullompton, with occupiers nearby including Nisa Local, Coral, Butchers, Public House, Takeaway and Nail Salon, amongst others.

Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 35 (Ground Floor)	Retail Shop: 30 sq m (323 sq ft) Ground Floor: Open plan retail, kitchen, storage, wc	MidDevon Digital Limited (with personal guarantee)	3 Years from 30 October 2026	£5,200	Note 1: FRI Note 2: Rent review on 30.04.28 linked to RPI Note 3: Tenant option to determine on 30.04.28 with min 6 months notice Note 4: Deposit held of £1,300
No. 35A (First & Second Floor)	Residential Flat: 48 sq m (516 sq ft) First Floor: Lounge, kitchen Second Floor: 1 Bedroom, bathroom	Vacant		ERV: £8,500	
			Total **ERV**	**£5,200** **£13,700**	

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Property Description:

Comprises mid-terrace ground floor shop with self-contained residential flat above. The retail shop is t/a Digital Service Agency, while the residential flat is offered with vacant possession, providing the following accommodation and dimensions:

Shop No.35: 30 sq m (323 sq ft)
Ground Floor: Open plan retail, kitchen, storage, wc

Flat No.35A: 48 sq m (516 sq ft)
First Floor: Lounge, kitchen
Second Floor: 1 Bedroom, bathroom





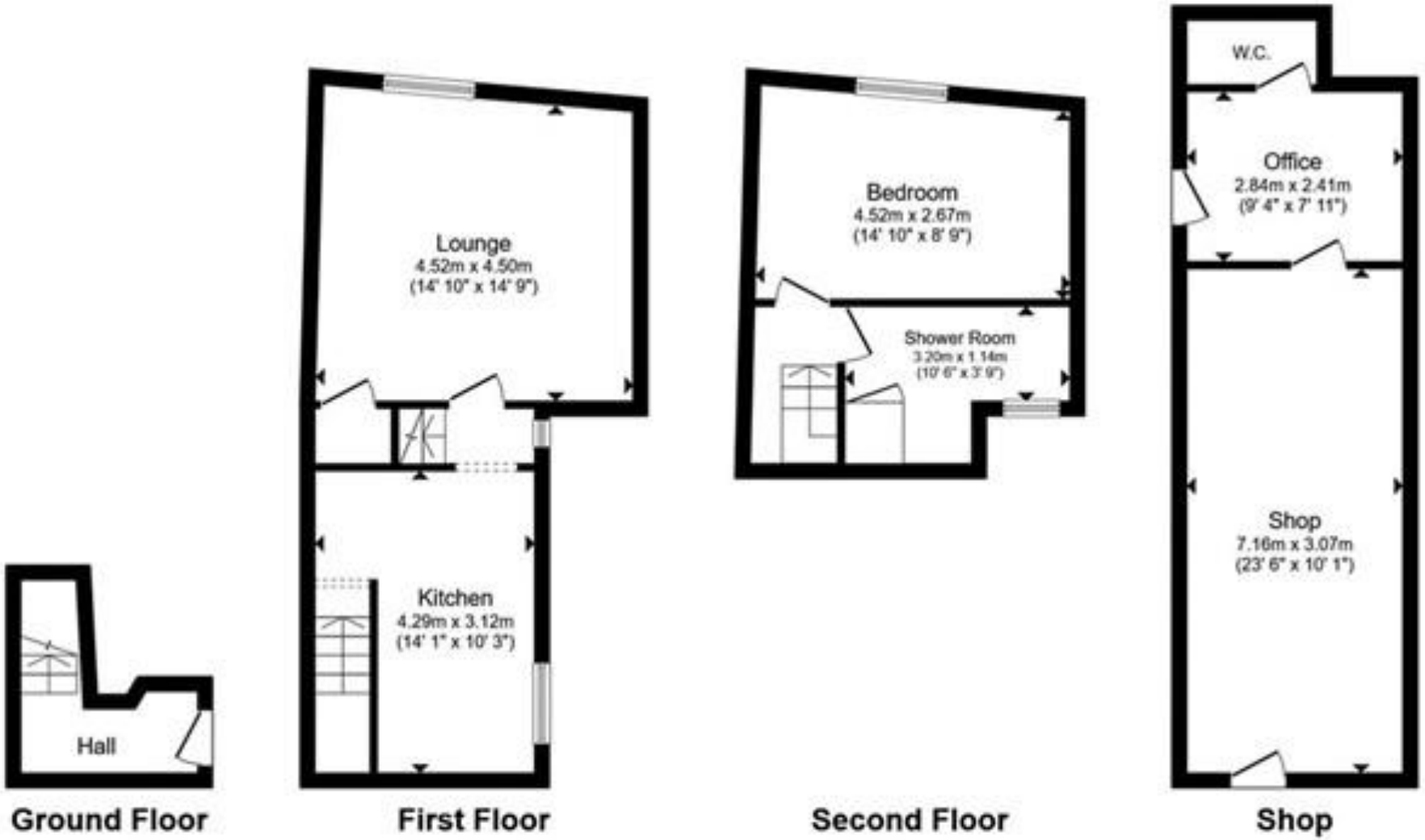


Tenancy:

The retail shop is at present let to MidDevon Digital Limited (with personal guarantee) for a term of 3 Years from 30th October 2026 at a current rent of £5,200 p.a. and the lease provides full repairing and insuring covenants. Rent review on 30.04.28 linked to RPI. Tenant option to determine on 30.04.28 with min 6 months notice. Deposit held of £1,300.

The residential flat forms part of the freehold, with an existing long lease in place for a term of 99 Years from 8th December 1987. Reversion 2086 with approx. 60 years unexpired.

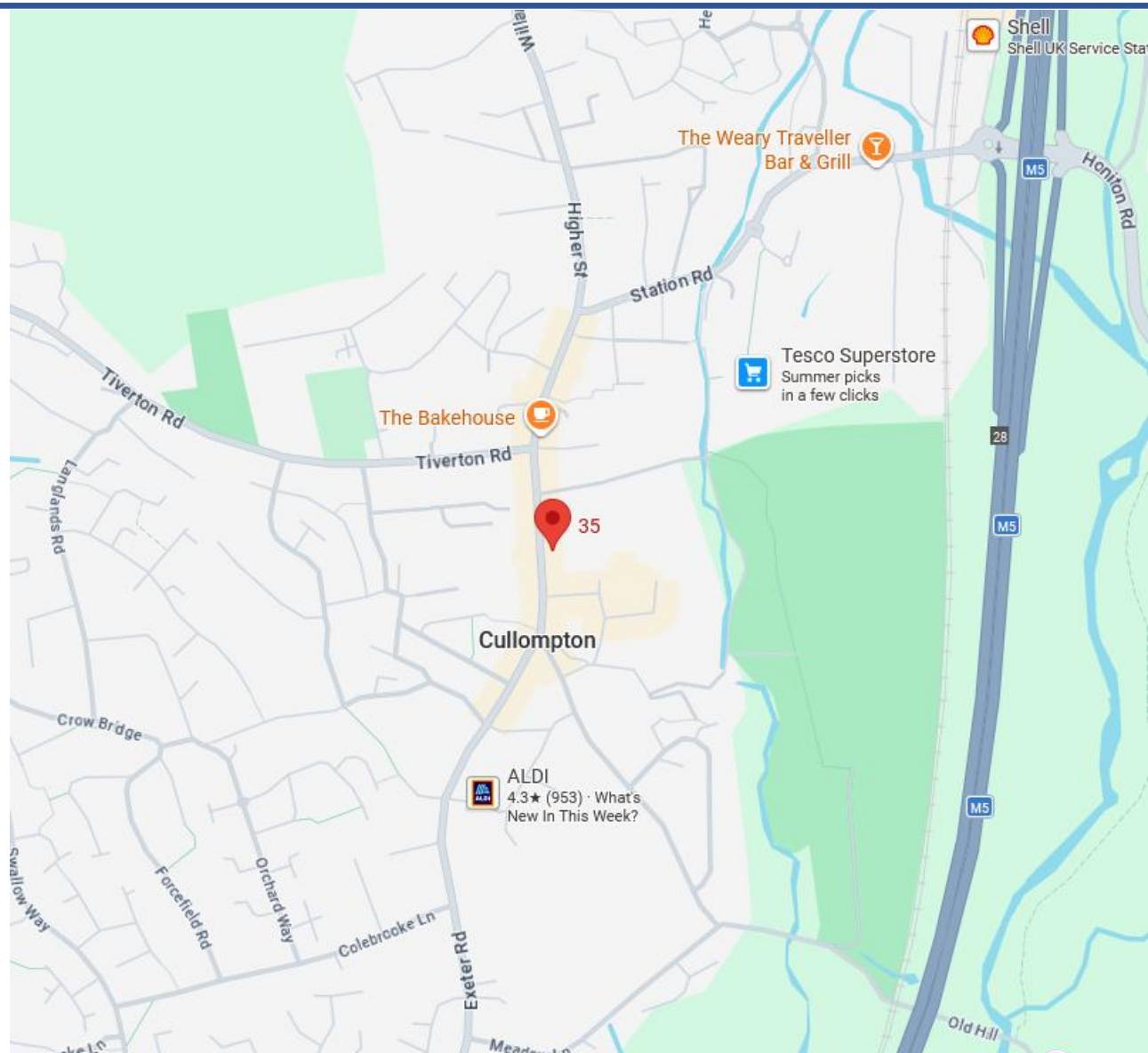
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Location:

Situated in a central position on Fore Street within the heart of Cullompton, the location offers a range of nearby amenities including independent retailers and cafés, together with easy access to nearby bus stops. The property is also well placed for access to the M5 motorway giving access to surrounding areas. Occupiers nearby including Nisa Local, Coral, Butchers, Public House and Nail Salon, amongst others.



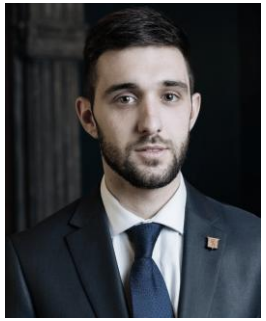
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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com

BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited
Trading Address: 115 Baker Street, Marylebone, London W1U 6RT
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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