

Exeter – The Arcade, 122A Fore Street, Devon EX4 3JQ
Freehold Grade II Listed Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Exeter – The Arcade, 122A Fore Street, Devon EX4 3JQ

Freehold Grade II Listed Public House Investment



Investment Consideration:

- Purchase Price: £300,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 8.33%
- VAT is applicable to this property
- Comprises ground floor public house with ancillary accommodation at first floor
- Includes 2-bedroom apartment at second and third floor, accessed from the high street
- Situated on arterial route between Exeter town centre and Exeter St Thomas with nearby occupiers including McColl's, Merkur Slots, Barbers, Clothing Shop, Restaurants, and Takeaways, amongst others.



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Property Description:

Comprises ground floor public house with ancillary accommodation at first floor and 2-bedroom apartment at second and third floor which can be accessed either through an internal staircase or by a separate entrance directly from the high street, providing residential development potential, subject to obtaining the necessary consents.

The property provides the following accommodation and dimensions:

Ground Floor: 2 Bar Sections, Play Area, WCs

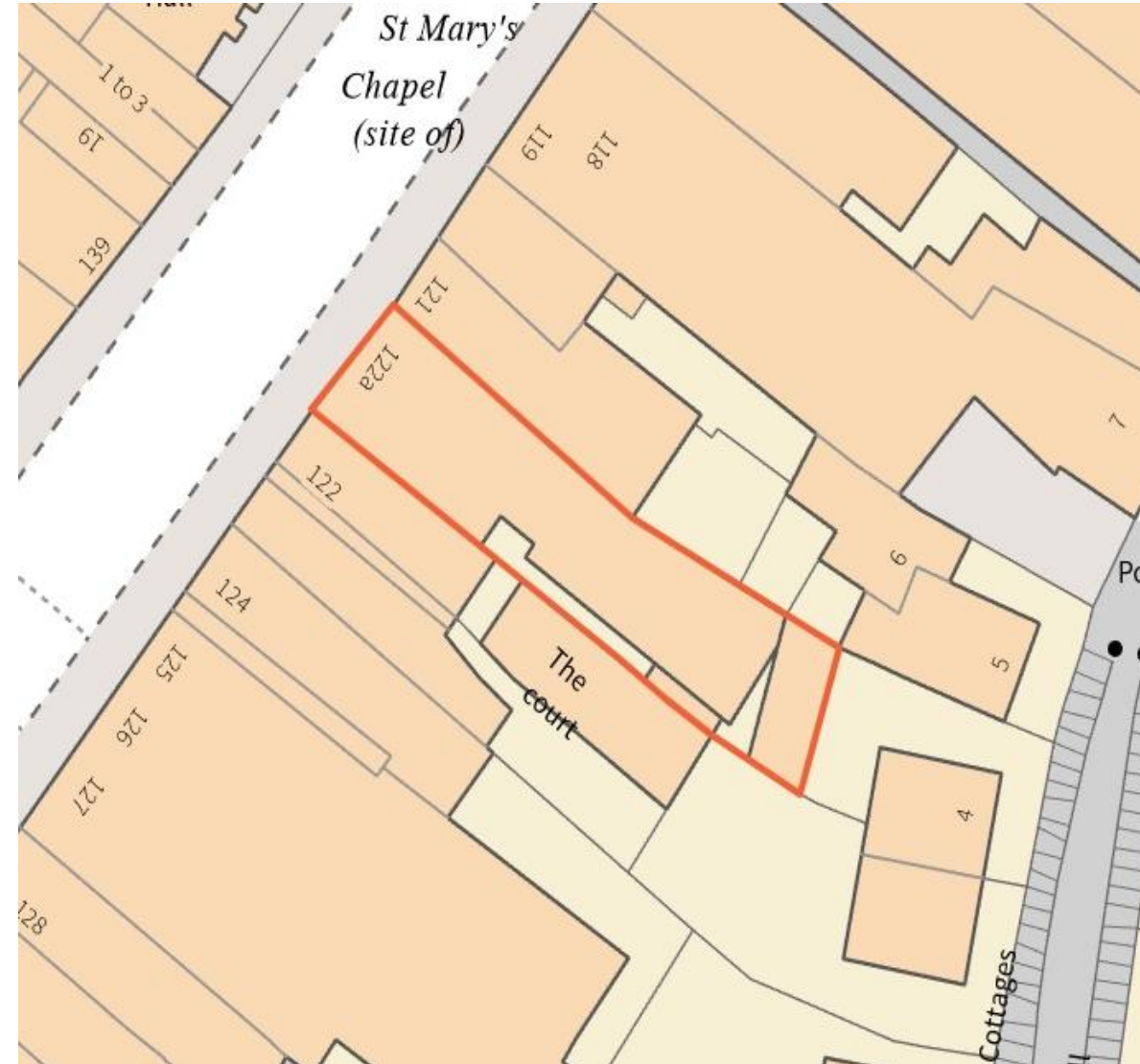
First Floor: 2 Bar Sections, Office, Storage

Second Floor: 2 Rooms, Bathroom

Third Floor: 2 Rooms, WC

Total area size: 398 sq m (4,284 sq ft)

**Property size sourced from EPC and not measured by Blue Alpine*



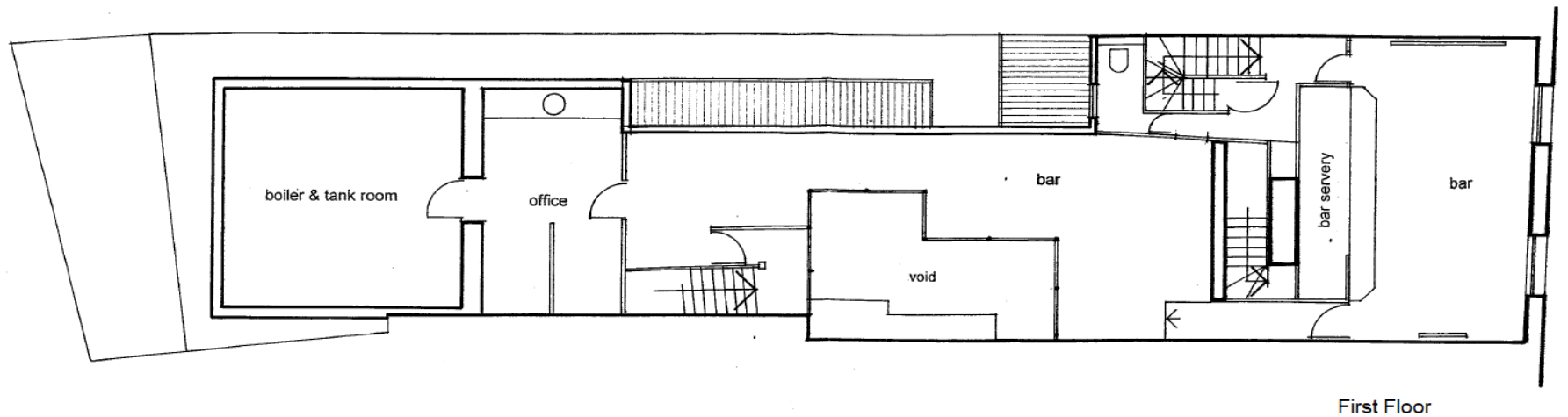
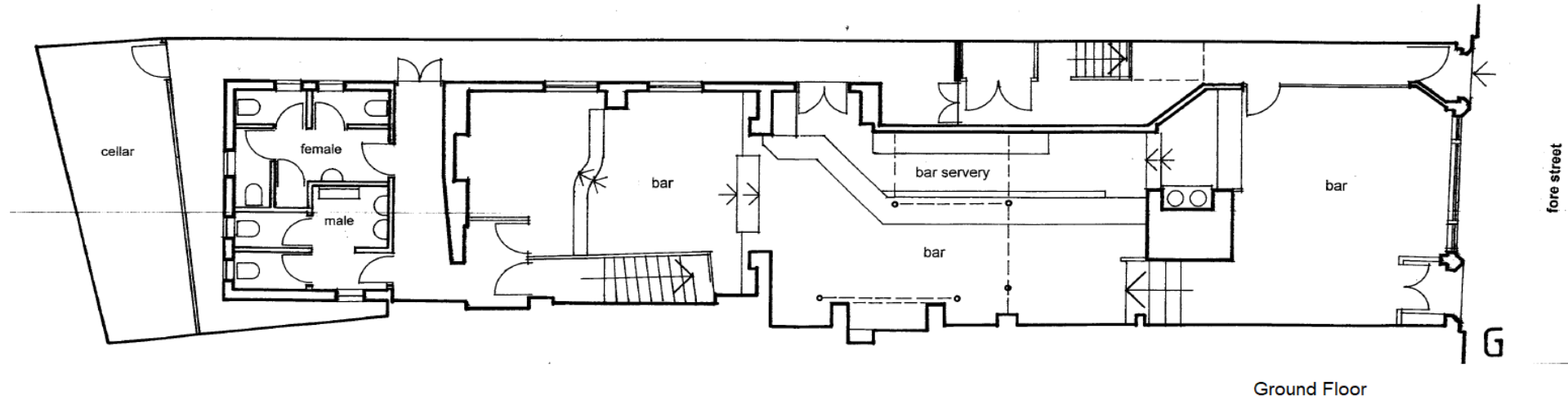
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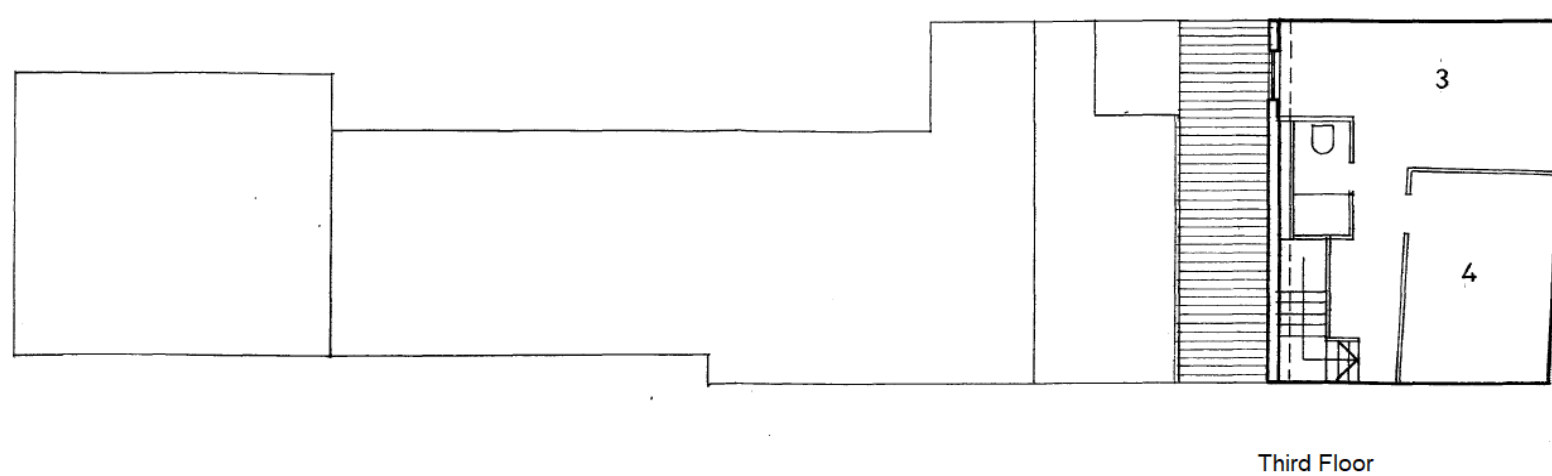
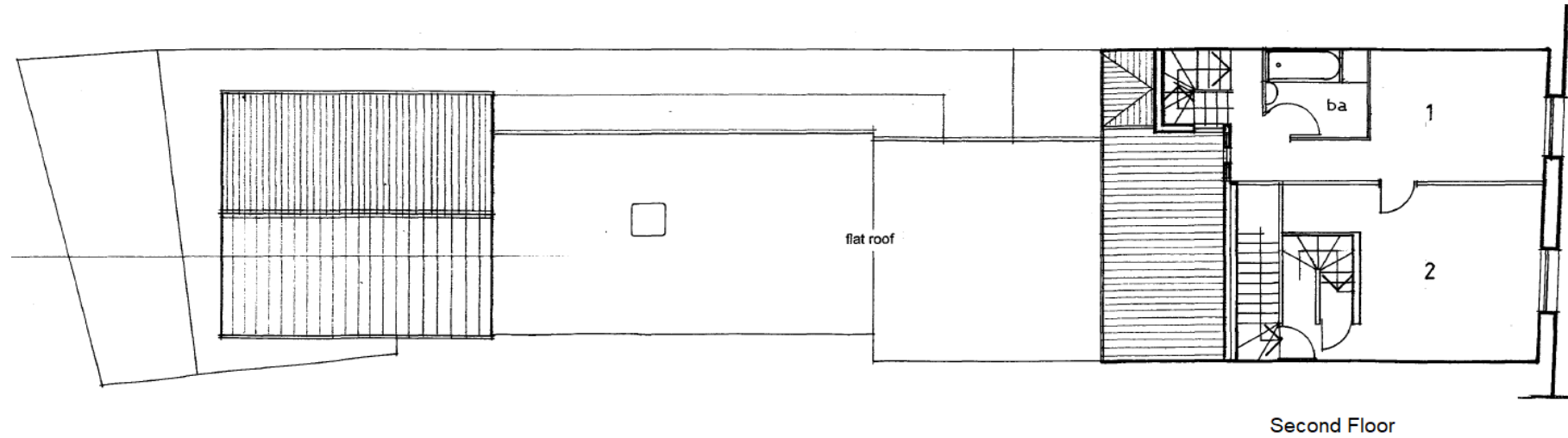
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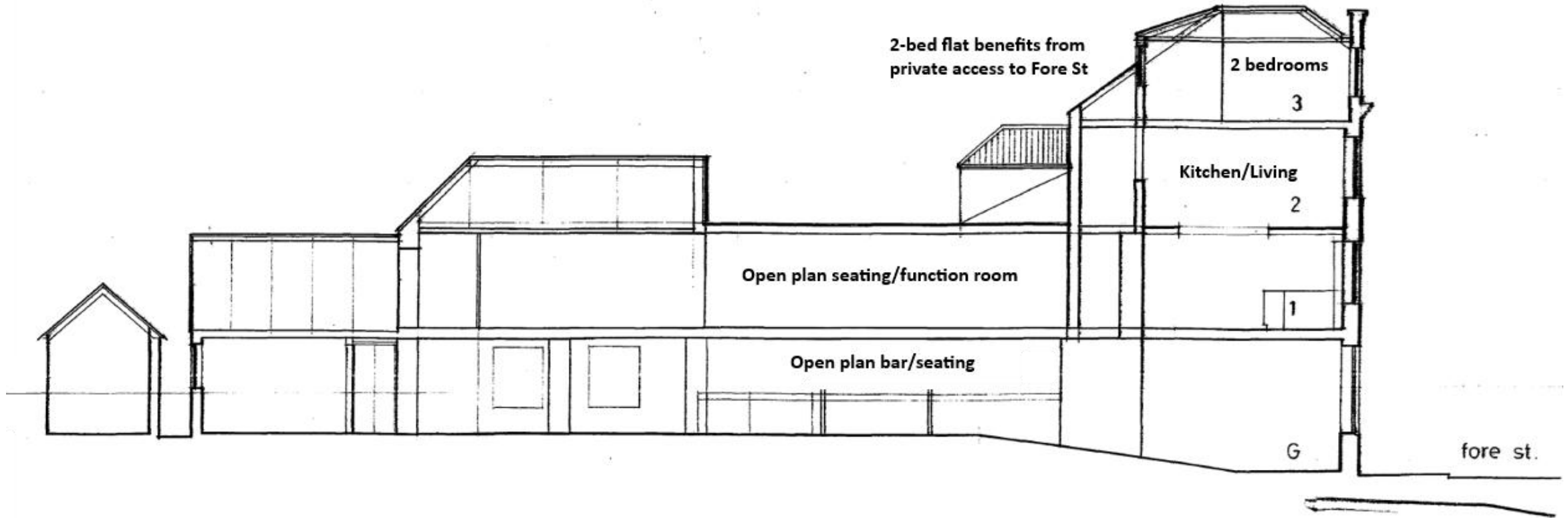


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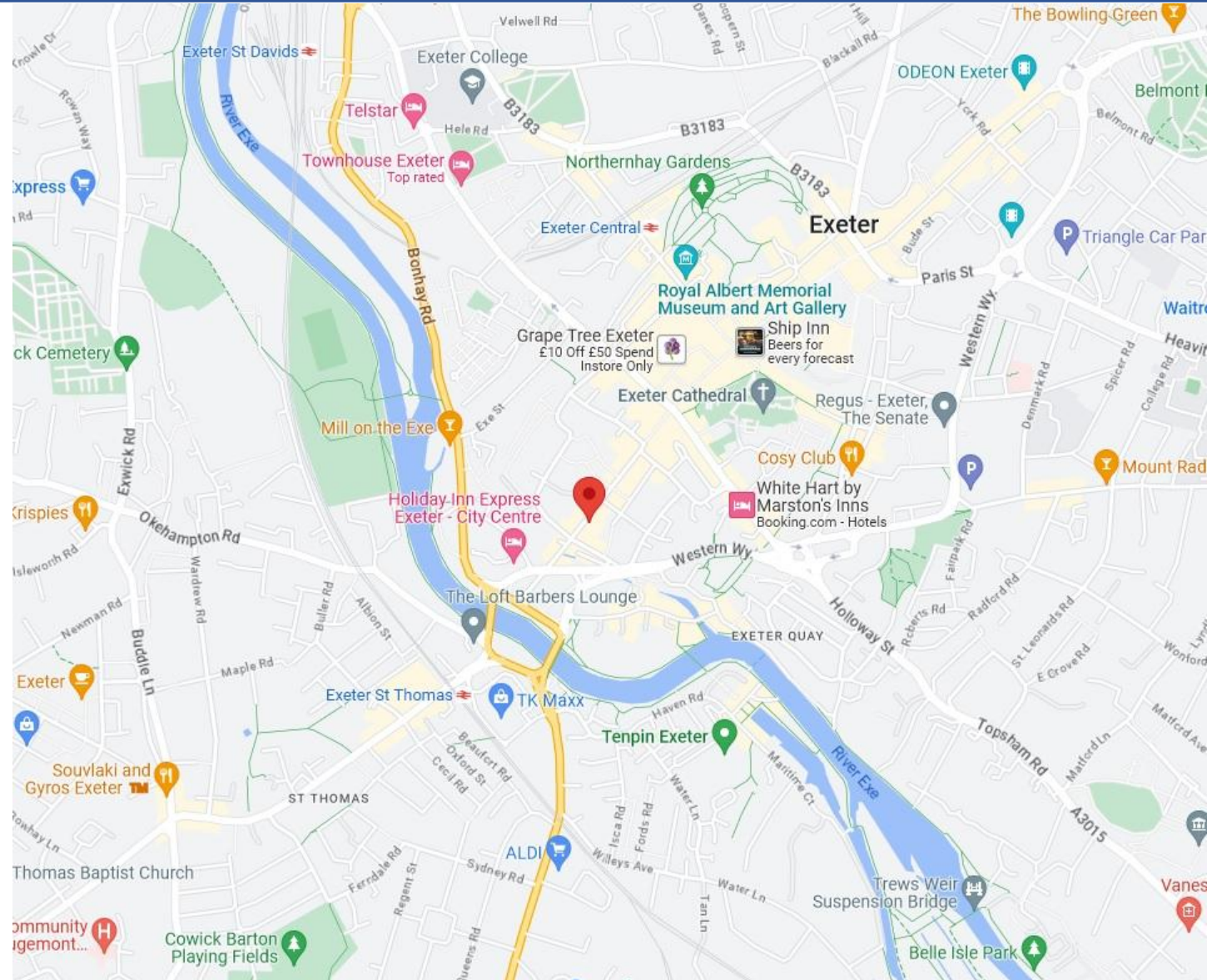
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Location:

Exeter is a cathedral city and the county town of Devon, South-West England. It is situated on the River Exe, approximately 36 mi (58 km) northeast of Plymouth and 65 mi (105 km) southwest of Bristol. The property is situated on arterial route between Exeter town centre and Exeter St Thomas with nearby occupiers including McColl's, Merkur Slots, Barbers, Clothing Shop, Restaurants, and Takeaways, 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 INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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