

Freehold For Sale

**A Redevelopment Opportunity Currently
Comprising a Mixed Commercial and
Residential Site**

Approx 1.5 acres (0.61 Hectares)



Development Site (including Units 1, 2, 3, 4, 14 and Residential Buildings), McBains of Exeter, Long Lane, Exeter Airport, Exeter, EX5 2BA

Location:

The site is located a mile from Exeter Airport via Long Lane, passing Exeter College Future Skills Centre and the Hampton by Hilton Hotel. Harrier Court, a modern development of business units, lies next door along with the newly built FIX247 industrial building. The site is situated in an attractive semi-rural setting, but very close to the A30, Junction 29 of the M5, and the new commercial developments at Skypark and the Science Park.

Haarer Goss is a practising name of Haarer Goss Limited. Registered in England Company Number 5696735 Registered Office: 17 Barnfield Road, Exeter EX1 1RR

Director: Iain J Biddlestone MRICS

Senior Surveyor: Mark D Beskeen MRICS

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Description:

The site offers a rare opportunity to acquire freehold land close to Exeter Airport with existing commercial and residential properties, or alternatively as a redevelopment site.

The buildings are of basic construction with steel trusses, blockwork walls and asbestos corrugated roofs. Interestingly, they were built during the Second World War and used by the NAAFI for canteen and dining rooms.

The commercial buildings are effectively split into three main sections with the Premier Cats Hotel occupying Units 1, 2 & 3, The Antique Showrooms (with ancillary storage and offices) in Unit 4, and a smaller detached workshop / store known as Unit 14. The two larger buildings mostly benefit from double glazed windows with either double glazed entrance doors and / or roller shutter access doors. The two larger properties also benefit from LED lighting and Units 1-3, The Premier Cats Hotel, has gas central heating (LPG Calor).

The residential accommodation is of the same construction as the commercial units and located at the top, north west part of the site. This “bungalow” has been subdivided into three self-contained parts, but does require updating and modernisation. In total, the accommodation comprises five bedrooms, three living rooms, three kitchens and three bathroom / shower rooms. There are three separate Council Tax assessments in Band A – see later. The residential accommodation benefits from electric heating.

The accommodation can be summarised as follows. All areas stated are measured on a Gross Internal Area (GIA) basis.

| Accommodation | Area Sq.ft. | Area Sq.m. |
|---|--------------------|-------------------|
| Units 1, 2 & 3 (Premier Cats Hotel) | 4,997 | 464.24 |
| Unit 4 (Warehouse / store, antique showroom, including offices, kitchen and toilet) | 10,163 | 944.20 |
| Unit 14 (Basic Store) | 739 | 68.67 |
| Total | 15,899 | 1,477.11 |

The “Bungalow”:

| Accommodation | Area Sq.ft | Area Sq.m. |
|-------------------------------------|-------------------|-------------------|
| Three bedrooms | | |
| Three living rooms | | |
| Three kitchens | | |
| Three bathroom / showrooms | | |
| Approximately | 2,500 | 232.26 |
| Adjoining Garage / Workshop / Store | 465 | 43.16 |
| Overall Total | 2,965 | 275.42 |

Business Rates & Council Tax:

According to the Valuation Office Agency website, the property has the following assessments:

Units 1 - 3

| | |
|--------------------------------|-----------|
| Rateable Value: | £13,000 |
| Rates Payable for 2024 / 2025: | £6,487.00 |

Unit 4

| | |
|--------------------------------|------------|
| Rateable Value: | £45,750 |
| Rates Payable for 2024 / 2025: | £22,829.25 |

Unit 14

| | |
|--------------------------------|-----------|
| Rateable Value: | £2,500 |
| Rates Payable for 2024 / 2025: | £1,247.50 |

Store / Garden Room

| | |
|--------------------------------|-----------|
| Rateable Value: | £3,500 |
| Rates Payable for 2024 / 2025: | £1,746.50 |

The Bungalow has three separate assessments for Council Tax with all three in Band A.

Services:

Mains electric (three metered supplies including three-phase) and water are connected. Drainage is by a private system. LPG Calor Gas is connected to the Premier Cats Hotel (Units 1-3).

Planning:

East Devon's Planning Portal indicates that the properties have the appropriate planning consent for their current uses. The basic store (Unit 14) was granted approval for planning consent from B1 office to C3 residential dwelling in March 2021 (see reference 20/2856/PDO) but has not been implemented.

The commercial part of the site obtained outline planning permission in February 2024 for the demolishing of the existing building and construction of a new commercial building up to a gross internal area of 2,400 square metres (25,834 square feet) including up to 1,800 square metres (19,375 square feet) for Use Class E (G) and up to 600 square metres (6,458 square feet) of storage or distribution (Use Class B8) – see the application no. 22/2578/MOUT for further details.

Guide Price:

The property is to be sold freehold with vacant possession at a Guide Price of £1,200,000.

VAT:

VAT will not be applicable to the sale of this property.

Energy Performance Certificate (EPC):

EPCs have been commissioned and will be available soon.

Legal Costs:

Each party to be responsible for their own legal costs.

Money Laundering Regulation Compliance:

In order to comply with Anti Money Laundering regulations, Haarer Goss require a successful purchaser to provide proof of identity and any other required documents once terms have been agreed.

Viewing:

For further information please contact Mark Beskeen or Iain Biddlestone at Haarer Goss. Please note all inspections must be by prior appointment and accompanied by the agents.

Haarer Goss

chartered surveyors

17 Barnfield Road

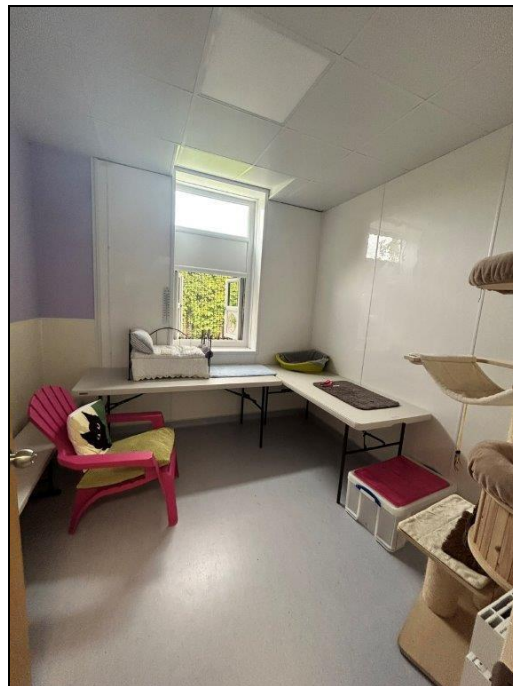
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Units 1 – 3 Premier Cats Hotel



Units 1 – 3 & 4



The Bungalow



Unit 14



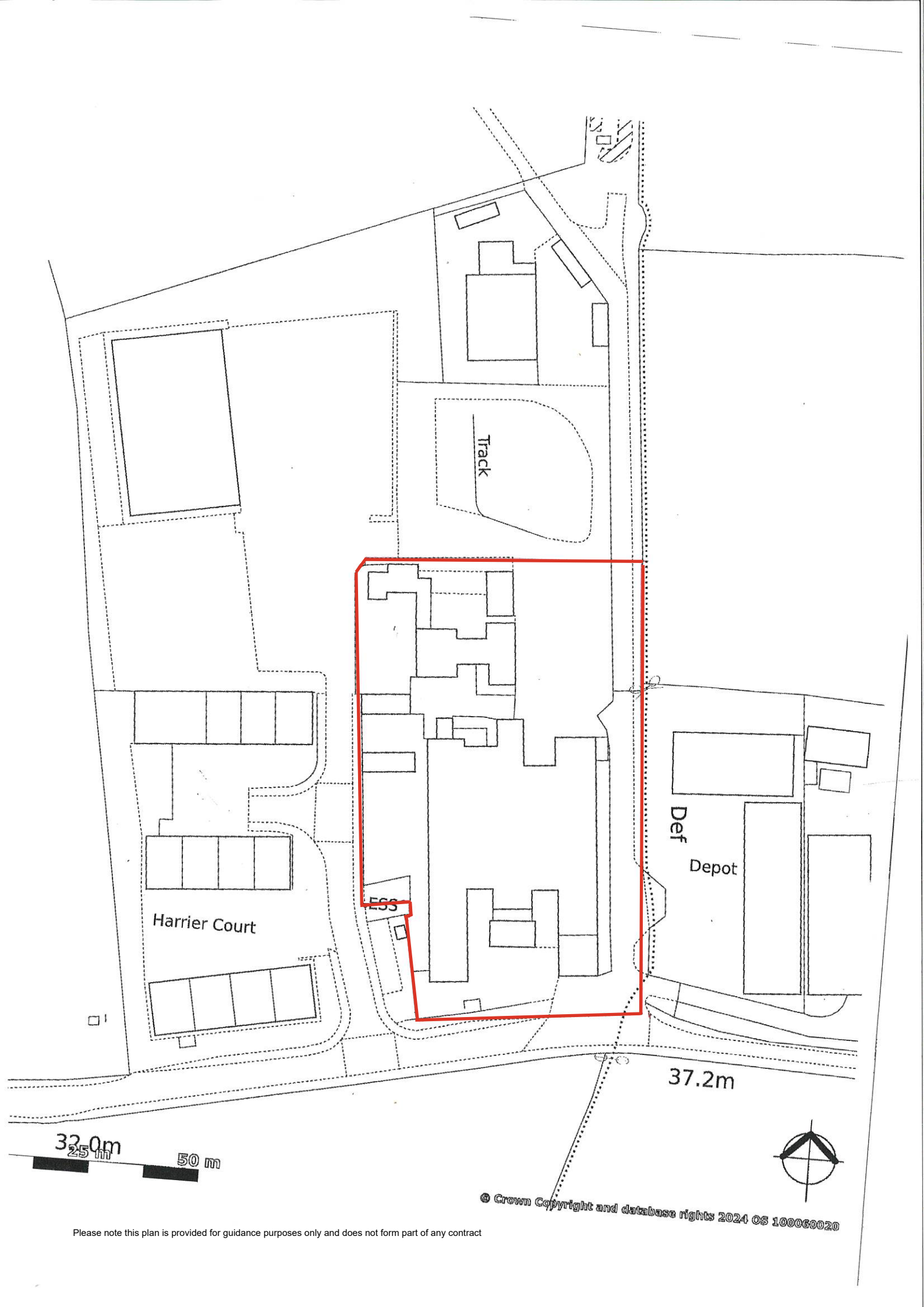
Boundary facing Harrier Court



Newly built buiding at Harrier Court



Harrier Court



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Please note this plan is provided for guidance purposes only and does not form part of any contract

Location Plans (for guidance purposes only and should not be relied upon)

