

25 PARK ROAD

EXETER, EX1 2HS



Sanderson
Weatherall

Mixed Use Premises - FOR SALE

FOR SALE



DESCRIPTION

A two storey residential dwelling constructed in the Victorian era that has been extended and converted to provide a ground floor commercial unit, most recently occupied as a veterinary practice with residential accommodation above.

The ground floor is laid out to comprise a reception and waiting area, with a number of interlining rooms behind. The floor is concrete with various vinyl finishes. The walls are a combination of painted plaster finished or covered with tiles. The ceilings are painted plaster finish. The lighting is surface mounted LED panels. The heating is via a gas fired boiler.

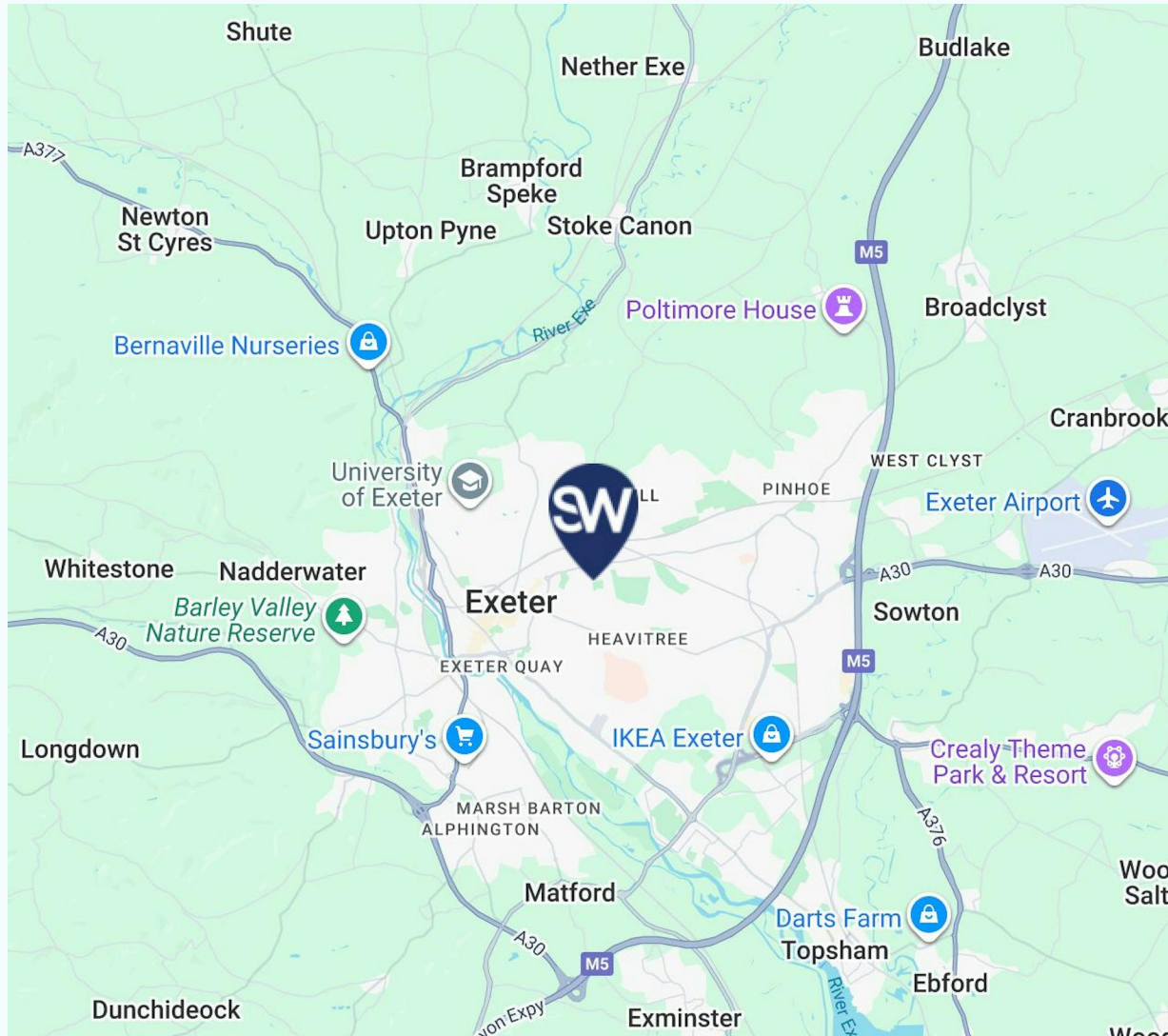
The first floor is a separately accessed 2 bedroom flat also comprises kitchen and bathroom benefitting from electric heating via wall panels and good storage throughout.

KEY FEATURES

- Freehold disposal
- Guide £425,000 - £450,000
- Vacant possession
- Suitable for alternative use subject necessary consents
- Close to Exeter city centre



LOCATION

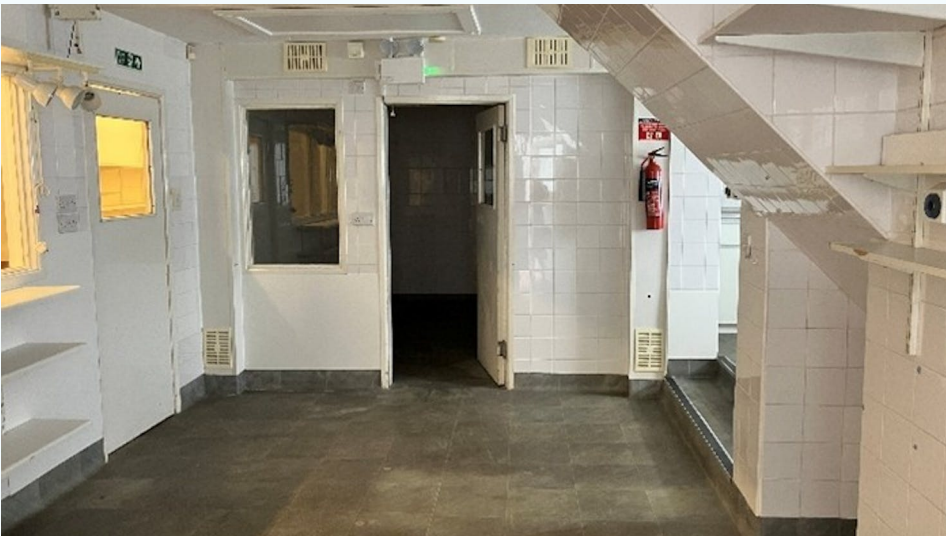


Exeter is a Cathedral City located in Devon in the South West of England with a population of 134,484 and is situated 36 miles northeast of Plymouth and 65 miles southwest of Bristol.

Exeter has a diverse and growing economy driven by various sectors. The University of Exeter is one of the leading universities in the UK is a major contributor attracting students from around the world. The city is a regional shopping destination, with major retail centres like Princesshay, the Guildhall Shopping Centre and several independent shops. Exeter is developing a reputation for hub and technology innovation.

Exeter has excellent transport links with the M5 motorway running to the North East, providing access to Bristol and beyond and the A30 and A38 main roads providing access to other parts of Devon and Cornwall. Exeter has two main railway lines, Exeter St Davids and Exeter Central offering frequent services to London, Bristol, Plymouth and other destinations. Exeter international airport is located approximately 5 miles to the east of the city centre.

GALLERY



GALLERY



ACCOMMODATION



Name	sq ft	sq m
Ground - Commercial area	1,453	134.99
1st - Residential / flat	755	70.14
Total	2,208	205.13

LOCATION PLANS



MORE DETAILS



PRICE

GUIDE PRICE -£425,000 to
£450,000

EPC

C (60)

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please
contact



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