

LOT  
10

1a Commins Road, Exeter EX1 2QB

\*GUIDE PRICE £50,000-£75,000



An interesting opportunity to acquire a single storey currently retail and office premises in proximity of the city centre.

#### DESCRIPTION

An interesting opportunity to acquire a single storey property currently operating as a shop and design studio, located in a predominantly residential area, whilst being conveniently situated for the city centre. The property would lend itself to a variety of uses, with perhaps the potential for conversion into residential use, upon which interested parties must make and rely upon their own enquiries of Exeter City Council.

#### LOCATION

Commins Road is a well established residential area in the Polsloe area of Exeter city centre, being conveniently situated for the University, Royal Devon & Exeter hospital and readily commutable to the M5, Exeter airport, mainline railway stations and in turn the A30/A38 road network, with excellent public transport links into the Cathedral City of Exeter.

#### ACCOMMODATION

**Ground Floor** Main retail area with additional office space and a storage room.

#### NOTE

Current VOA rating of £4,750.

#### EPC

Energy Efficiency Rating – Exempt.

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

