

LOT  
12

24 & 24b St. Davids Hill, Exeter EX4 4DT

\*GUIDE PRICE £150,000+



A dual aspect freehold commercial property comprising ground and basement floor launderette and upper floor hairdressing salon.

#### DESCRIPTION

An opportunity to acquire a dual faceted commercial premises occupying a prominent corner position on St Davids Hill and currently comprising of a ground and basement floors self service launderette, with the upper floor currently leased as a hairdressing salon and generating £301pcm/£3,612pae. The property would lend itself to a variety of uses subject to any requisite consents upon which interested parties must make and rely upon their own enquiries of Exeter City Council.

#### LOCATION

St Davids Hill is located in proximity of Exeter city centre, mainline railway stations at Exeter St Davids and Exeter Central and in turn the Guildhall shopping centre. There are excellent commuter links to the A30, A38 and M5. The vibrant cathedral city of Exeter offers excellent shopping, leisure and recreational facilities catering for all age groups.

#### ACCOMMODATION

**Ground Floor** Main launderette area with 5 washing machines and 5 tumble driers being fitted self service appliances and a payment facility, currently generating circa £300 per week.

**Basement** Currently housing boilers and floor safe, with WC facility and storage.

**First Floor** Independently accessed self-contained premises operating as a hairdressing salon, currently let at £301 pcm/£3612 pae.

#### NOTE

Please refer to the legal pack regarding the existing tenancy agreement.

#### EPC

24 – Energy Efficiency Rating – TBC

24b – Energy Efficiency Rating – F

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

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