

Okehampton - 3 Church Court, St James Street, Devon EX20 1DJ  
Freehold Shop Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Okehampton - 3 Church Court, St James Street, Devon EX20 1DJ

## Freehold Shop Investment



### Investment Consideration:

- Purchase Price: £80,000
- Gross Initial Yield: 6.30%
- Rental Income: £5,040 p.a.
- VAT is NOT applicable to this property
- Town centre location
- No breaks. Lease expiry 2025
- Occupiers close by include Betfred (adjacent), Martin's, Peacocks, Boots the Chemist, Specsavers, TSB, HSBC, and NatWest banks.

### Tenancy:

The entire property is at present occupied by G. Harrison & J. Harrison for a term of 7 years from 25<sup>th</sup> May 2018 at a current rent of £5,040 per annum with no breaks. Rent review every third year.

### Property Description:

The property is arranged on ground floor only to provide a lock-up shop which forms part of a larger building the remainder of which is not included in the sale.

### Location:

Okehampton is an attractive town located on the northern edge of Dartmoor National Park approximately 24 miles west of Exeter. The town enjoys good road communications with the A30 by-pass running to the south of the town centre which provides access to the M5 motorway to the east of Exeter and Launceston some 7 miles to the west. The property is located on the west side of St James Street, diagonal to its junction with Park Row.

### Tenancies and Accommodation:

Property	Accommodation			Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 3 (Ground Floor)	Gross Frontage	6.30 m	(20' 8")	G. Harrison & J. Harrison	7 years from 25 May 2018	£5,040	FRI
	Shop Depth	6.40 m	(21' 0")				Note 2: No Break clause
	Ground Floor	37.8 sq m	(407 sq ft)				Note 3: Rent review every third year
Total						£5,040	

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### Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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