



18 Old Vicarage Road

Exeter, EX2 9BJ

Former funeral care premises

1,625 sq ft
(150.97 sq m)

- Located closely to Cowick Street, the primary shopping parade for St Thomas, Exeter
- Nearby retailers include: Tesco, JD Weatherspoons and a number of independent operators
- Potential redevelopment opportunity
- Large garage included

Summary

Available Size	1,625 sq ft
Price	Offers in excess of £125,000
Rateable Value	£8,200
EPC Rating	Upon enquiry

Location

Exeter is a cathedral city in Devon in the South West of England. The city benefits from a strong University and accompanying student population. St Thomas is connected to the city centre via the Exe Bridge which sits on the Western side of the River Exe and particularly benefits from the Exeter St Thomas Train Station that links with Exeter St David’s and Exeter Central.

The subject property is located on Old Vicarage Road and sits in close proximity to Cowick Street, which has a variety of national operators, including: The Co-operative, Greggs, Tesco Express, Domino's Pizza and a range of independent shops as well as pubs and cafes.

Description

The property is arranged over a ground floor only and is made of masonry construction with a pitched roof. The unit has a hard frontage with few windows on the exterior of the property.

To the left-hand side, there is a garage with roller shutter doors, and parking to the front.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	981	91.14
Ground - Toilets	58	5.39
Ground - Garage	586	54.44
Total	1,625	150.97

Tenure

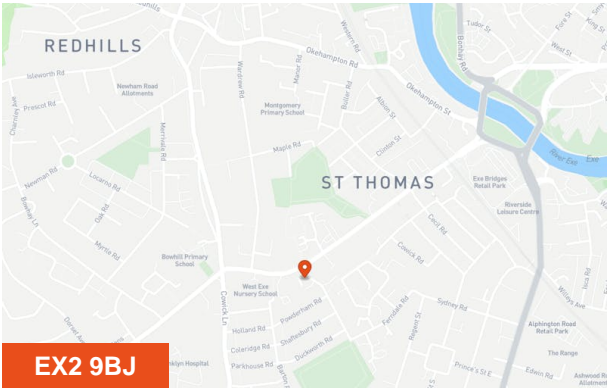
Freehold.

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

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