

stratton
creber
commercial

property consultants



6 Blackboy Road, Exeter, Devon, EX4 6SG

For sale

Viewing by prior appointment
with Jonathan Ling/
Orla Kislingbury

(01392) 202203

jonathan@sccexeter.co.uk

orla@sccexeter.co.uk

Investment property for sale

City centre location

Suitable for a variety of uses

Well-maintained building

No VAT

Guide Price: £210,000

strattoncrebercommercial.co.uk

Location

Blackboy Road is an arterial route into the city centre of Exeter from the north east, with both high footfall and passing traffic. The property is prominently situated close to the junction of Blackboy Road with the Western Way (inner bypass) and Sidwell Street, where the city centre shopping district commences. The location is on the north western perimeter of the city centre, where the retail district meets the inner residential areas of St James and Polsloe.

In the immediate vicinity of the property are a number of independent retailers, a public house and both student and non-student accommodation. There is short-stay car parking to the front of the property. Plans have been submitted for a residential scheme on the site of a former workshop building to the side and rear of the property.

Description

The property is a mid-terrace building which provides offices on ground, first and second floors. The offices are capable of being occupied as a ground floor office/shop with glazed frontage plus separately-accessed upper floor offices.

The property has had the benefit of a programme of maintenance including re-roofing and re-wiring and more recently replacement of the gas fired boiler and replacement of the ground floor W/C.

Accommodation

The property comprises the following approximate Net Internal floor areas (taken from Valuation Office website):-

Ground floor:	244 sq ft / 22.7 sq m
First floor:	185 sq ft / 17.2 sq m
Second floor:	220 sq ft / 20.4 sq m
Total:	649 sq ft / 60.3 sq m

Tenure

The property is offered by way of a freehold sale with vacant possession.

Rateable value

The property has a rateable value of £7,300. The business rates payable for the year 2025/26 are understood to be £3,642.70. However transitional relief may apply, and would reduce the rates payable in the current year.

Please contact the Local Authority Business Rates department for details.

Proposal

We have been instructed to arrange a sale of the freehold interest in the property at a guide price of **£210,000** subject to contract.

Energy Performance Certificate (EPC)

Assessed in band C (61).

Planning

The property is not understood to be listed or in an Article 4 area but you are advised to make your own enquiries.

VAT

The property has not been elected for VAT.

Legal Costs

Both parties to bear their own legal costs in the transaction.

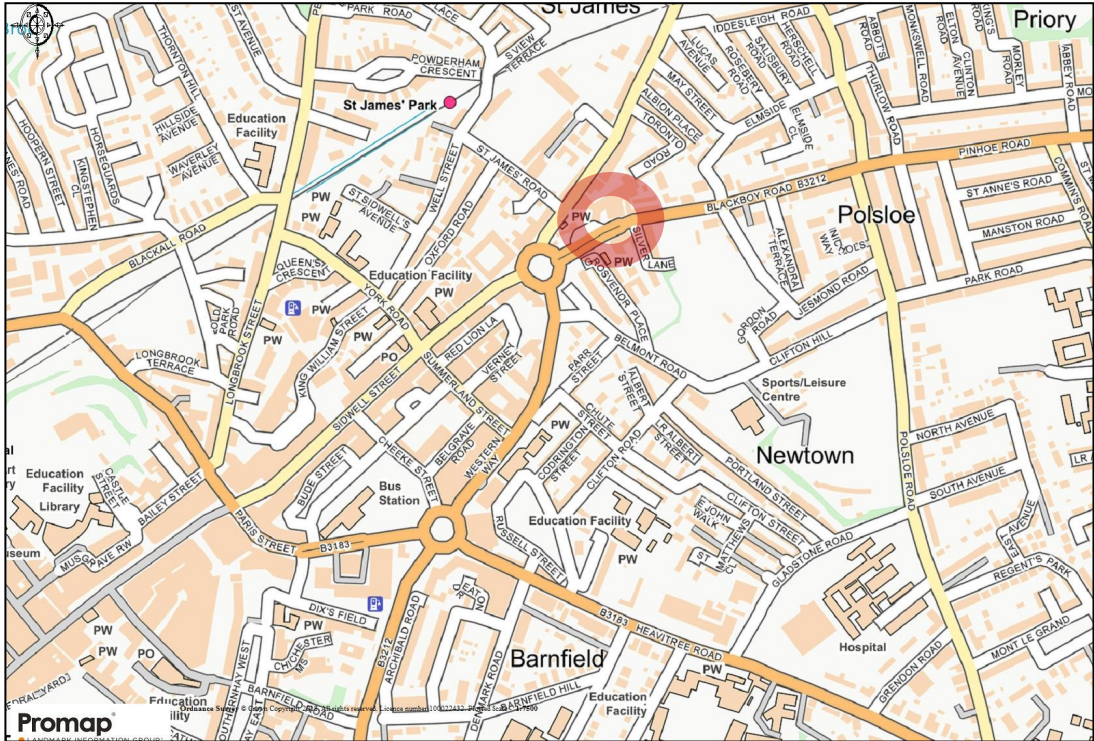
Viewing & further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling/ Orla Kislingbury
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk
orla@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR
T: (01392) 202203
F: (01392) 203091
E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.