

# COMMERCIAL BUILDING WITH DEVELOPMENT POTENTIAL

55 BARTON ROAD, ST THOMAS, EXETER, EX2 9BT



- Currently used as a pickling factory
- Situated at the end of a residential street
- Informal Tender – Midday Friday 20<sup>th</sup> May

*View of the front of the property from Barton Road*

**KLP**  
KITCHENER  
LAND AND PLANNING

Newcourt Barton  
Clyst Road, Topsham  
Exeter, EX3 0DB  
T. 01392 879300  
E. sales@klp.land  
W. www.klp.land

## THE PROPERTY – EX2 9BT

This is an opportunity to acquire a freehold commercial property which has obvious redevelopment potential (subject to the requisite consents) as well as the existing commercial use. TH Ede is one of the oldest-established food businesses in the city, the company was set up in 1881 by Thomas Henry Ede. The firm moved to St Thomas in 1958 and before that it was based in Paris Street, in the City centre. TH Ede is in a substantial, stone-floored brick building beside the Cowick First School and the Health Centre, but hidden in a residential area at the end of Barton Road with the premises currently being used for the production of pickled onions and eggs.

## EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life in a beautiful cathedral city combining modern facilities with a sense of the past. Founded by the Romans in 55AD the city has a long and eventful history and today is home to some 120,000 people and is the county town of Devon. The city has a full range of facilities, a modern shopping centre, historic buildings, prestigious university and excellent communication links by road, rail and air.

## METHOD OF SALE

**Informal tender, with best and final offers in writing by midday on Friday 20<sup>th</sup> May, together with proof of funding.**

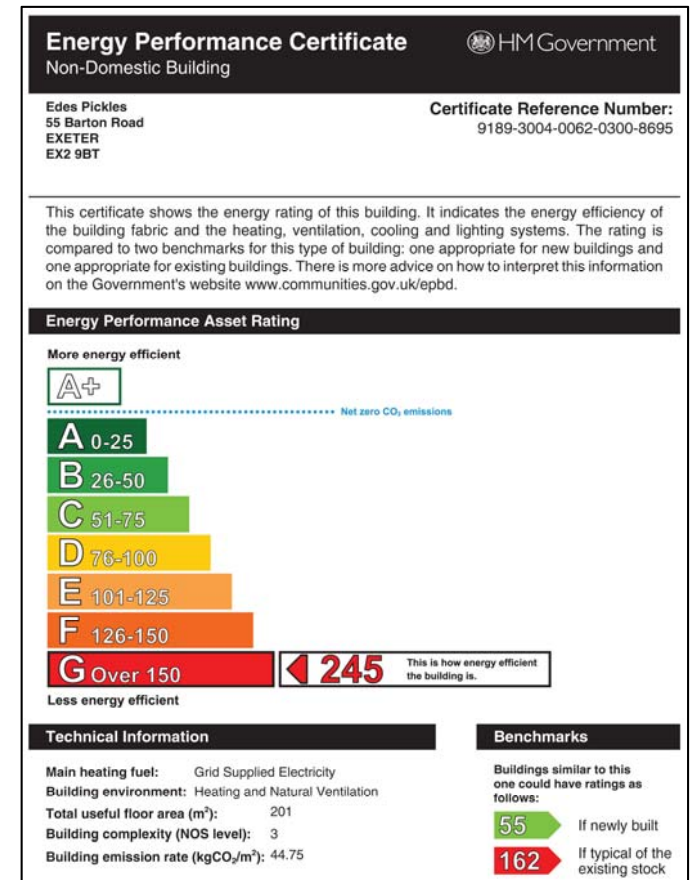
## SERVICES

The property currently has connection to mains drainage, electricity, water and BT, however, all interested parties should make and rely upon their own enquiries of the relevant services providers.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Kitchener Land and Planning to arrange a convenient appointment on 01392 879300.

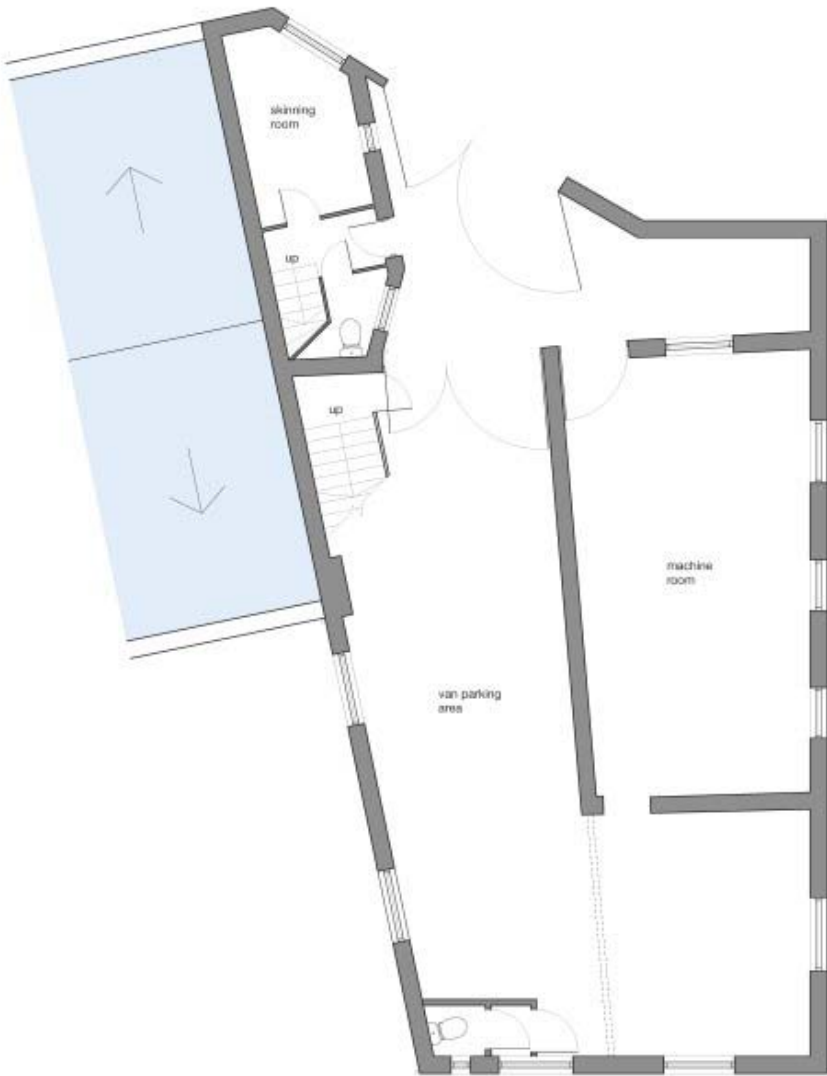
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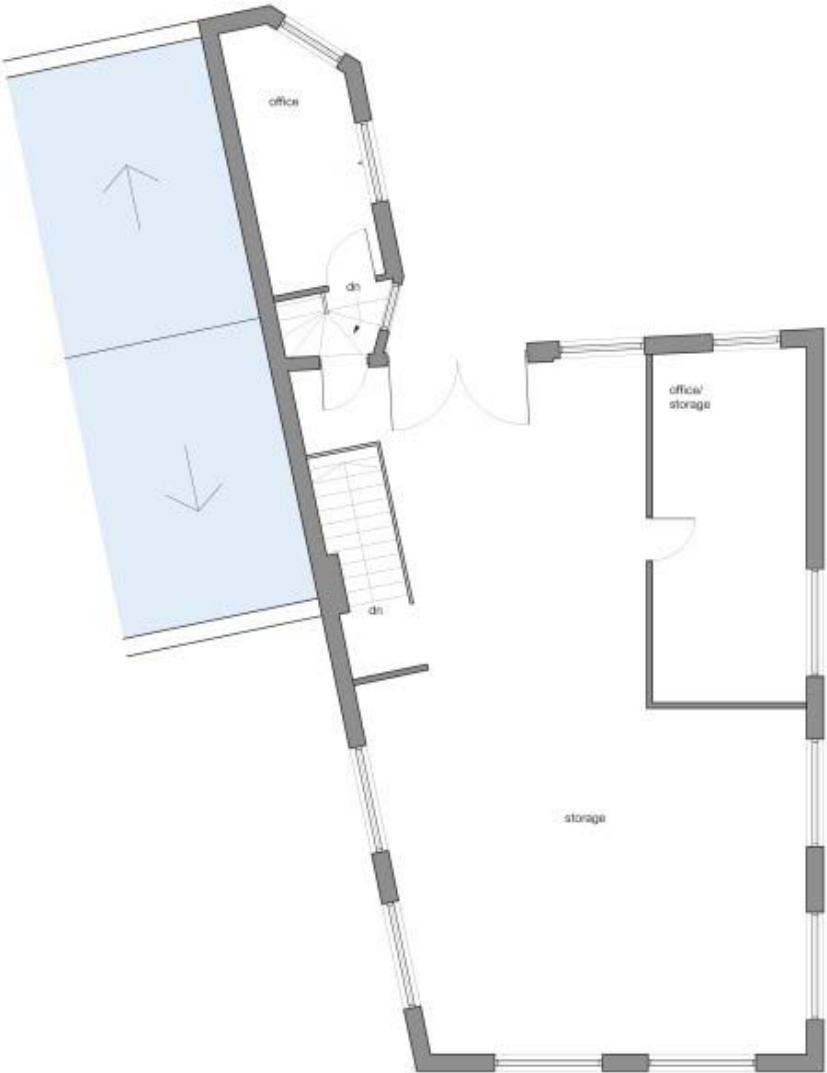
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Existing Floor Plans (not to scale)



Existing Ground Floor Plan



Existing First Floor Plan

OS Location Plan (For identification purposes only and not to form part of any contract, not to scale)





Photograph of the North elevation of the Property



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# TENDER FORM AND TENDER CONDITIONS

55 BARTON ROAD, EXETER

TENDER FORM – COMPLETE ALL SECTIONS IN FULL  
*Important – read conditions overleaf prior to completing this form.*

Full Name(s)

Company Name *if applicable*

Address   
.....  
.....  
..... Postcode .....

Contact Telephone Numbers :

Daytime  Evening  Mobile

Tender bid amount **subject to contract**

Figures  £

Words

## FINANCIAL POSITION:

Please give as much information as possible, ie, whether you are a cash purchaser; dependent on borrowing (if so, has lending been agreed in principal and with whom?); dependent on the sale of a property; sold your property subject to contract (please provide details of the current position); or any other information pertinent to your financial position which might be relevant. **It would be helpful if you would provide proof of funding (letter from bank or building society).**

.....  
.....

## SOLICITORS DETAILS

Name of Firm..... Person Acting .....

Address .....

..... Telephone Number .....

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant)  Date

Signed (second applicant)  Date

*Continue on a separate sheet if necessary.*

Please return this form in a plain sealed envelope marked "TENDER – 55 BARTON ROAD, EXETER" to the vendors agents **Kitchener Land and Planning, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB. (Attn: Philip Taverner)** by Midday Friday 20<sup>th</sup> May 2016.

# TENDER CONDITIONS

1. Tenders must be submitted in writing on the tender form provided, no later than **midday on Friday 20<sup>th</sup> May 2016**. Forms must be completed in full.
2. Tenders must be enclosed in a plain sealed envelope marked "**TENDER – 55 BARTON ROAD, EXETER**" and delivered to the vendors agents **Kitchener Land and Planning, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Philip Taverner**. Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agents offices prior to the specified date and time. Proof of posting will not be accepted.
3. Tenders may be emailed to Philip Taverner as an attachment with the subject line of the email "**Tender – 55 BARTON ROAD, EXETER**" to ensure the attachment is not opened until after the tender deadline. It is your responsibility to ensure that the tender form has arrived at the agents, please call to confirm safe receipt of the email.
4. The vendor does not undertake to accept the highest or any tender.
5. The vendor does not undertake to disclose the identity or sale price of any successful tender.
6. No tender will be entertained unless it is of a fixed specific amount.
7. Any conditional offer should include details of the price, any conditions, proposed timescales, a proposed longstop date and any performance terms.
8. The successful applicant will be required to instruct his/her solicitors immediately and will be given a period of four weeks from receipt of contract, in which to exchange contracts. Should contracts not be unconditionally exchanged within four weeks, then the vendor reserves the right to withdraw from the sale.
9. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.

**IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.**

**KITCHENER LAND AND PLANNING  
NEWCOURT BARTON, CLYST ROAD  
TOPSHAM, EXETER, EX3 0DB**

**Tel : 01392 879300  
email : philip@klp.land**

**[www.klp.land](http://www.klp.land)**