



Concord House South Street, Exeter, EX1 1EG
Asking Price £6,500,000

Francis Louis are delighted to present Concord House, an exceptional investment opportunity in the heart of Exeter. This landmark building has recently undergone a full internal and external renovation by renowned, multi award winning developers NooKo. Transforming this building into a modern, high-quality, energy efficient residential scheme comprising 28 professionally designed apartments (13 two bedroom and 15 one-bedroom) acting as gate keeper to the quay.

The entire residential section is fully let, generating a strong rental income of approximately £465,000 per annum, delivering immediate and secure returns for investors. The residential element is being sold on a new 999-year lease, with the freehold retained by the seller. This structure enables investors to acquire the residential block exclusively, with the long-term flexibility to continue renting or sell off the apartments individually on separate leases in the future.

In addition to the residential element, the property also contains 3 commercial units and 2 car parks. These, together with the freehold, are not included in the advertised price but can be incorporated into the deal at additional cost or acquired separately by negotiation. This offers buyers the unique opportunity to expand their acquisition further and maximise income potential.

Located in a prime central Exeter position, equidistant from the cathedral and the quay, Concord House benefits from exceptional rental demand and long-term growth prospects. With its high-quality finish, secure income stream, and flexible acquisition structure, this is a rare opportunity to secure a fully let, income producing block in one of the South West's most desirable and fast growing cities



Investment Opportunity – Concord House, Exeter

Francis Louis are delighted to present an exceptional investment opportunity in the heart of Exeter.

Concord House has recently undergone a comprehensive internal and external renovation programme, resulting in a modern, high-quality residential scheme. This landmark building now comprises a total of 28 beautifully refurbished apartments, alongside valuable long-leasehold and development potential.

Property Breakdown

28 Residential Flats

13 x Two-Bedroom Apartments

15 x One-Bedroom Apartments

Current Rental Income: circa £465,000 per annum

Status: Fully let, offering immediate and secure returns

Tenure: The freehold will be retained by the seller. The entire residential section, including all 28 flats, is being sold on a new 999-year lease. This structure enables an investor to acquire solely the residential element of the building, while retaining the flexibility to rent the flats or, in the future, sell them off individually on separate leases if they wish. This provides both secure income and strong long-term resale options.



Commercial Elements and Freehold

In addition to the residential flats, the building includes:

3 x Commercial Units

2 x Car Parks

The freehold, along with the commercial shops and car parks, is not included in the advertised price for the residential element. However, these assets can be incorporated into the deal by offering more, or alternatively, acquired separately by negotiation. This provides investors with the flexibility to secure just the residential section, or expand their acquisition to include the entire interest in the property.

Key Highlights

Prime central Exeter location with strong rental demand

Fully refurbished building with high-quality finishes

Secure income stream from a fully occupied portfolio

Residential section sold on a new 999-year lease

Investor retains flexibility to sell off individual flats in the future

Option to include the freehold, commercial units, and car parks (at additional cost)

Rare opportunity to acquire an income-producing residential block in one of Exeter's landmark buildings





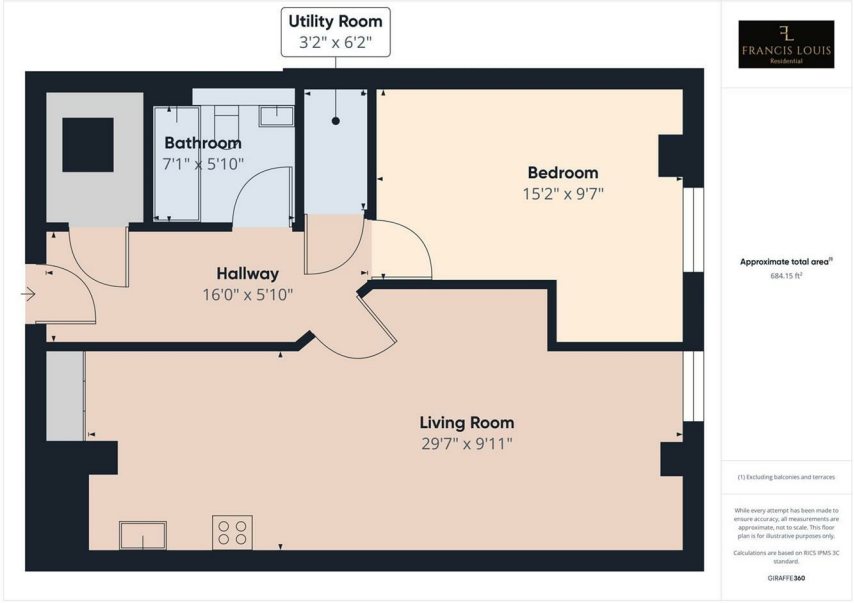
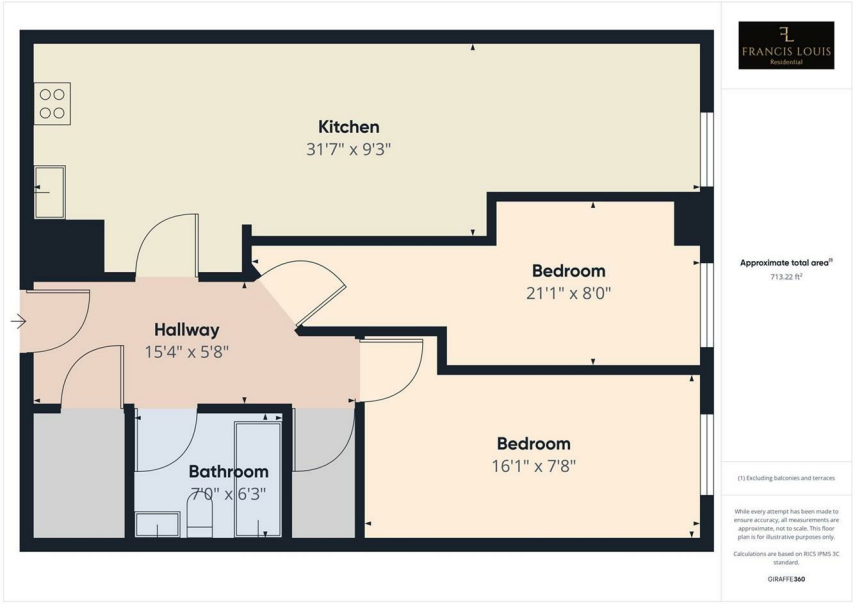


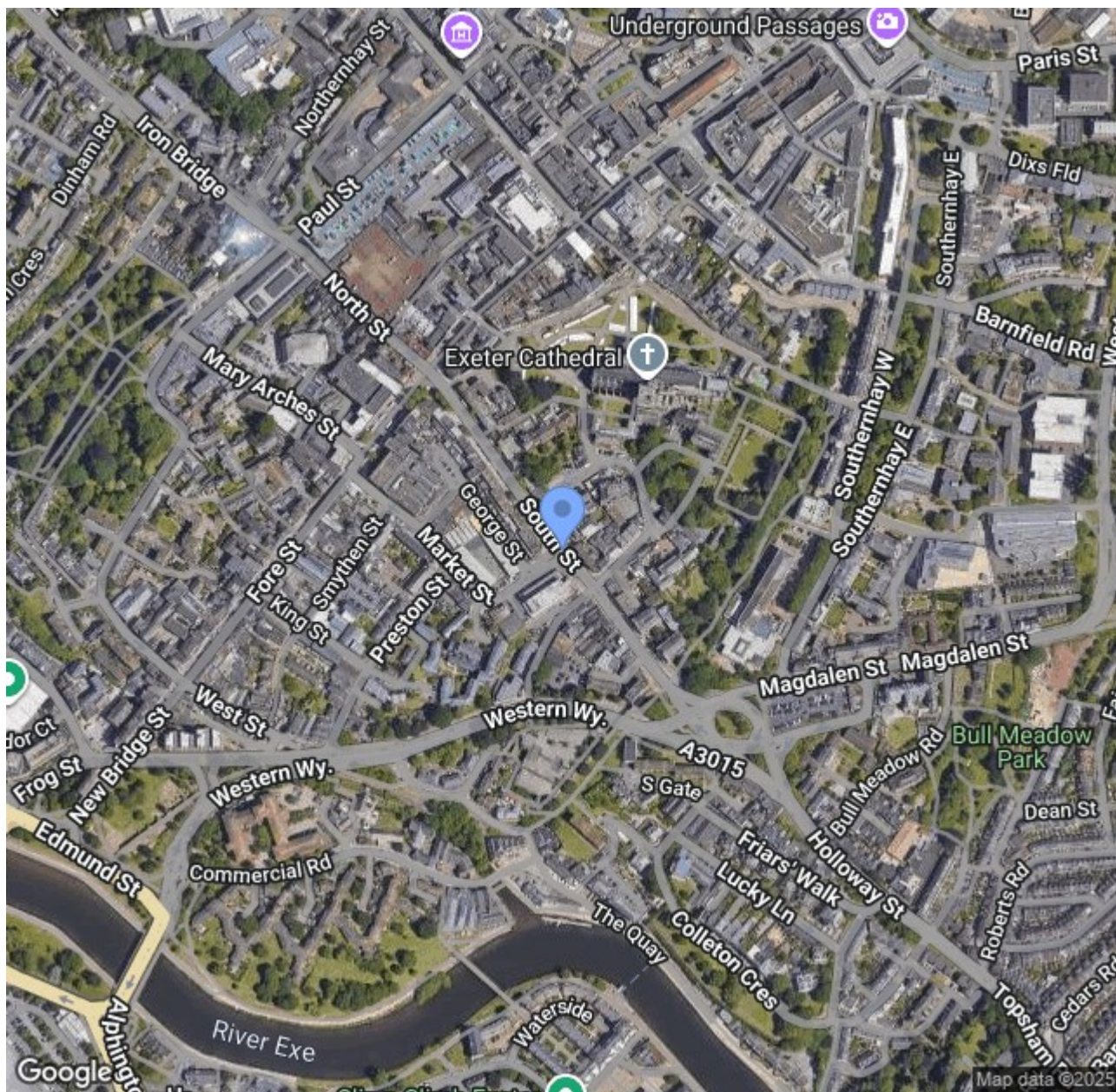
Approximate total area⁽¹⁾
853.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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