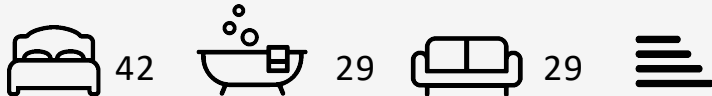




Concord House South Street, Exeter, EX1 1EG

Price Guide £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.

- 28 fully refurbished flats – all let and
- Approx. £465,000 annual rental income producing
- Located in the thriving city centre of Exeter
- Freehold, 2 commercial shops & further car parks available by separate negotiation

