



FRANCIS LOUIS
Residential



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Musgrave Row, Exeter, EX4 3JR
Price Guide £1,600,000





Musgrave Row

Exeter, EX4 3JR

- Fully refurbished residential investment block
- Total gross annual income circa £140,400
- Turn-key, income-producing asset with minimal future capital expenditure
- Comprehensive renovation programme underway
- Approximate gross yield of circa 8% at a guide price of £1.75million

Investment Opportunity – Musgrave House, Central Exeter

An exceptional city-centre residential investment comprising nine one-bedroom apartments, currently undergoing a comprehensive, high-quality renovation throughout. Once complete, the building will offer a fully modernised block in a prime Exeter location, positioned for strong and immediate income performance.

All apartments are being finished with brand-new kitchens, bathrooms and flooring, alongside a full refurbishment of the communal areas. The scheme is on track to be fully let and occupied by early April, delivering a projected gross annual income of £140,400, equating to an approximate 8% return at the asking price.

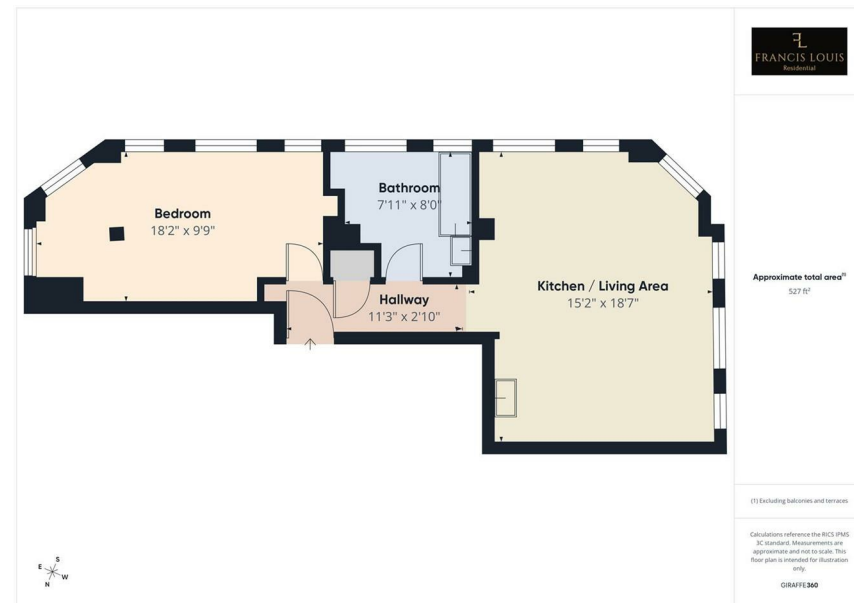
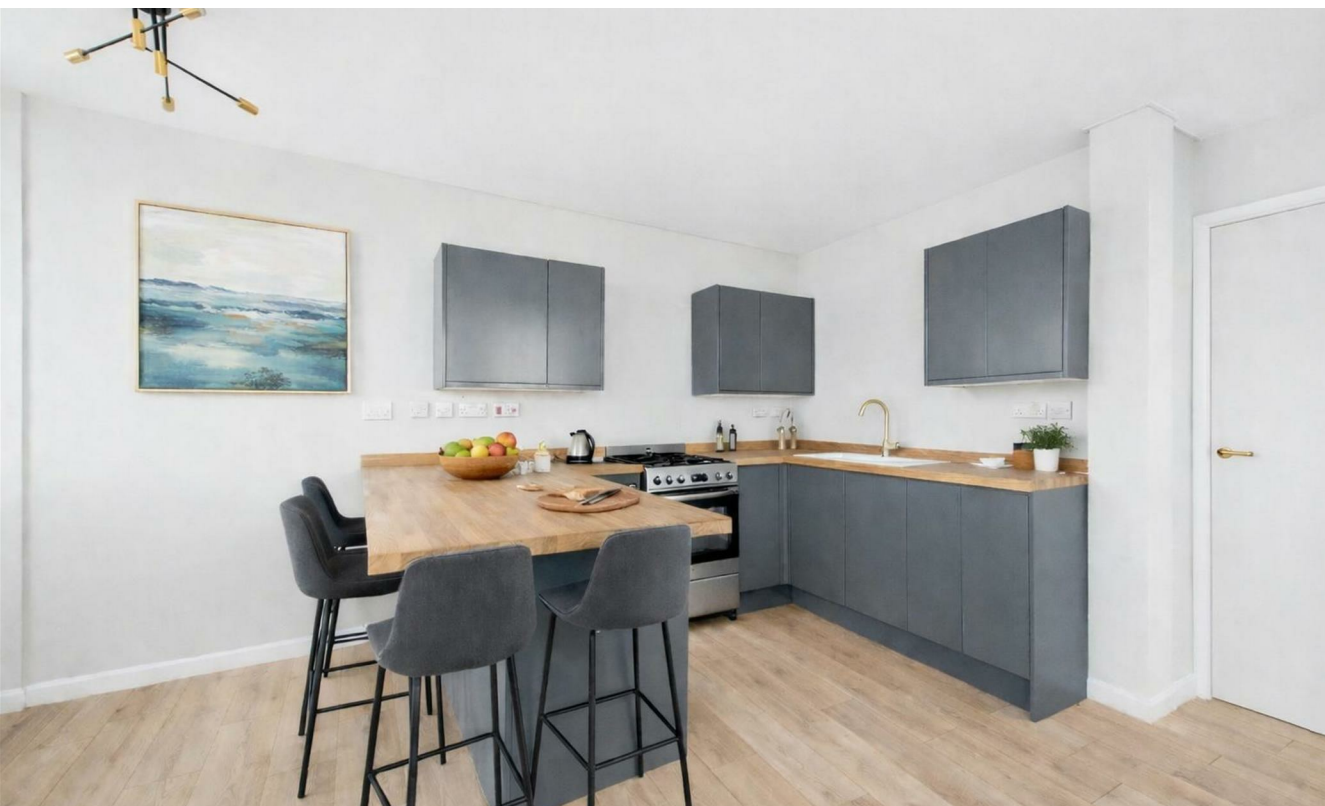
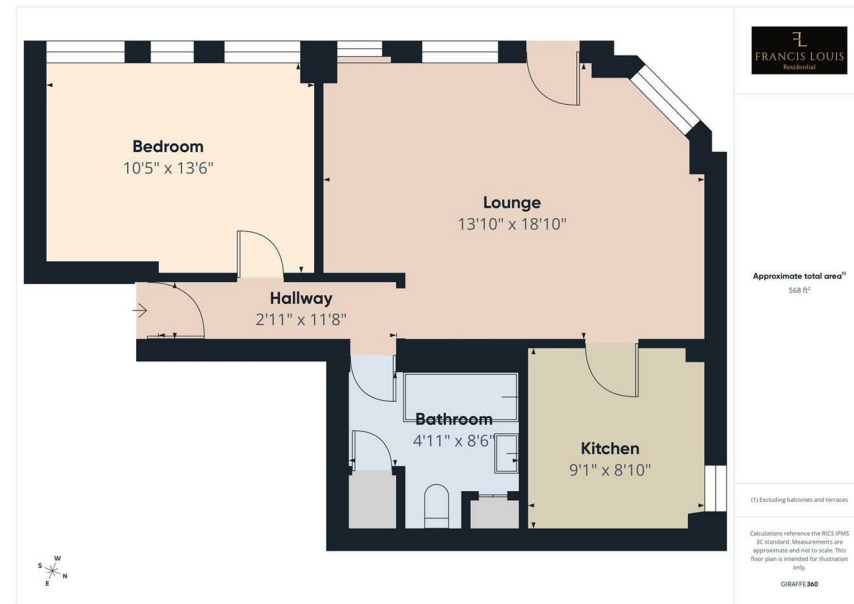
The Property

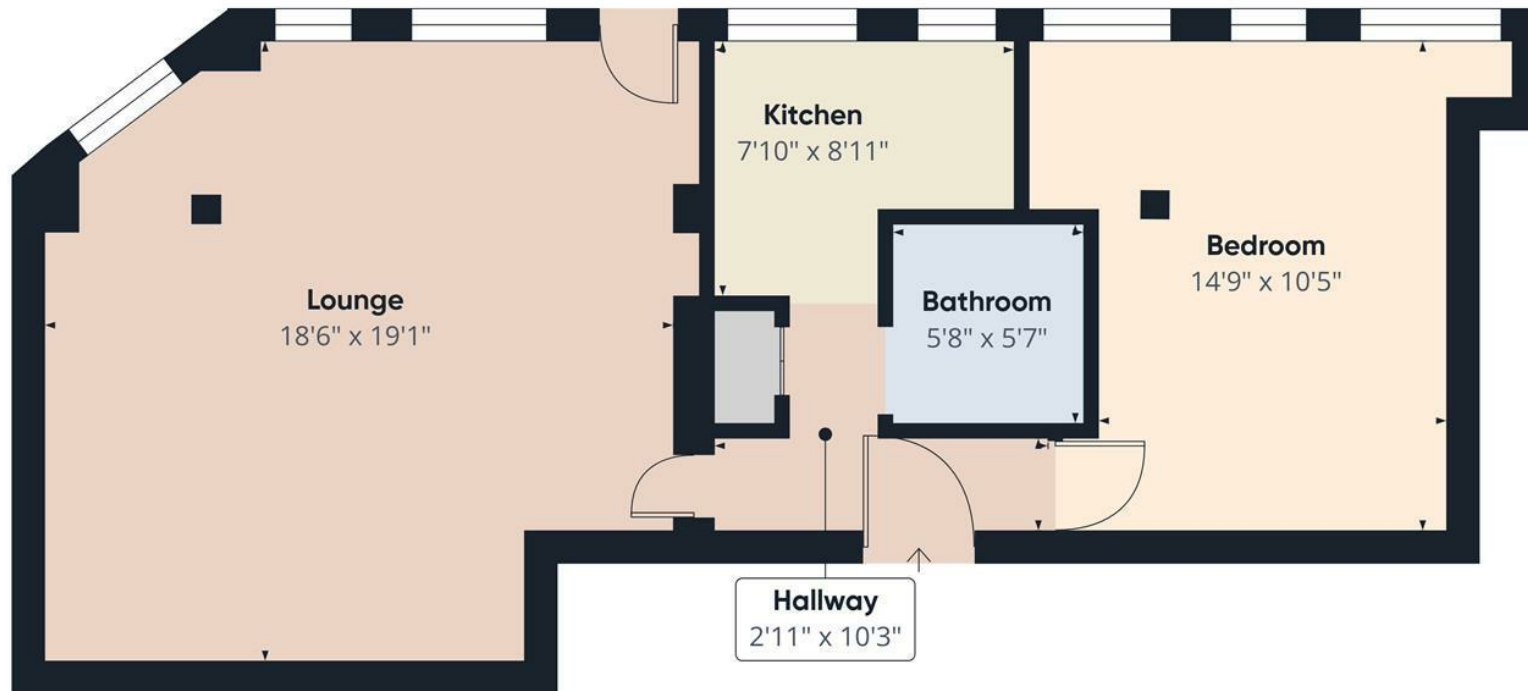
Musgrave House is a prime city-centre investment opportunity comprising a fully refurbished block of nine one-bedroom apartments located in central Exeter. The building is currently in the final stages of a comprehensive renovation programme, with every apartment being delivered with a new kitchen, new bathroom, modern flooring and contemporary finishes throughout. The communal areas are also being fully refurbished to create a cohesive, high-quality residential block.

Once complete, all nine apartments are expected to achieve £1,300 per calendar month, generating a total gross annual income of £140,400. At the proposed asking price, this reflects an attractive gross return of approximately 8%. Tenants will be responsible for their own utility bills, ensuring a straightforward income profile and low ongoing management costs.

The property is held on a 125-year lease from Exeter City Council and is expected to be fully let and occupied by early April. With the refurbishment removing short-term capital expenditure and the location underpinning strong rental demand, Musgrave House offers a turn-key investment well suited to private investors or portfolio buyers seeking immediate income in a core Exeter location.

For further information, detailed rental schedules or to discuss the opportunity in more depth, please contact the Francis Louis team directly.





Approximate total area⁽¹⁾
647 ft²

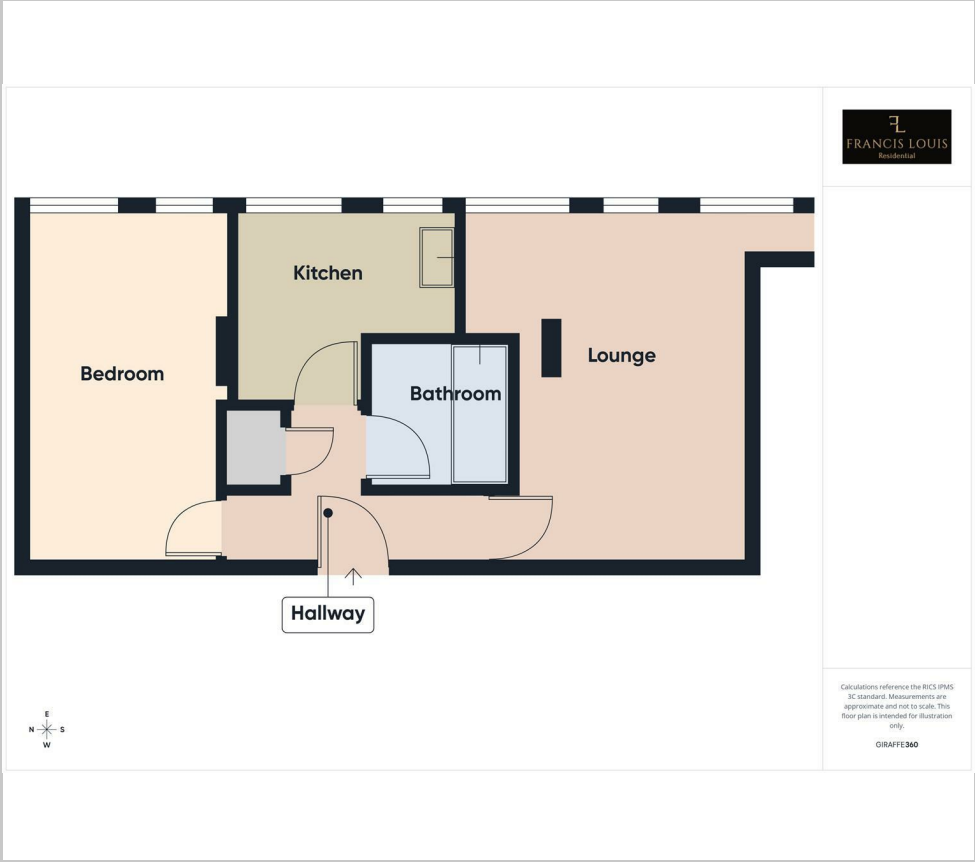
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor Plans



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.