

20B High Street

**stratton  
creber  
commercial**  
property consultants



# For Sale

20B & 20C High Street, Topsham, Exeter,  
Devon, EX3 0EA

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Two adjacent office/light industrial units with parking

20B: 3,963 sq.ft (368.2 sq.m) GIA

20C: 1,472 sq.ft (136.7 sq.m) NIA

Two well-established commercial tenants

Redevelopment potential (subject to planning)

Two units offered together or separately

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Topsham is the former sea port to the city of Exeter which is about 4 miles distant and served by a regular bus and train service.

Topsham is a desirable residential suburb with a range of individual and speciality shops, pubs and restaurants which run down to the waterfront at Ferry Road. There is limited on street parking and a pay and display car park to the rear of the property.

## Description

20B and 20C High Street are adjacent but separate commercial units, 20B being in light industrial use (printworks) and 20C in office use.

**20B High Street** is a period building with stone and brick elevations beneath a slate-covered roof. It is accessed via a shared yard area and has further pedestrian access to the side. It comprises production space on the ground floor with offices on mezzanine level. The unit has 3-phase electricity.

**20C High Street** is a 2-storey office building, laid out on the ground floor as an open-plan office, rear smaller office and internal stores plus WC and kitchen, and on the first floor, two offices plus WC.

Together, the units have rights of way over the yard to the front of 20B and included in the demise is the parking/access area to front and side of 20C, with rights of way in favour of an adjacent property.

## Accommodation

20B provides the following areas, measured on a Gross Internal Area basis:-

Ground floor:	2,377 sq ft	(220.9 sq m)
First floor:	1,586 sq ft	(147.3 sq m)
<b>Total:</b>	<b>3,963 sq ft</b>	<b>(368.2 sq m)</b>

20C provides the following areas, measured on a Net Internal Area basis:-

Ground floor:	1,039 sq ft	( 96.5 sq m)
First floor:	433 sq ft	( 40.2 sq m)
<b>Total:</b>	<b>1,472 sq ft</b>	<b>(136.7 sq m)</b>

## Tenancies

**20B High Street** is currently occupied by Optima Graphics Topsham Limited, who are holding over under a lease from 1989 . The lease is drawn on full repairing and insuring terms.

**20C High Street** is occupied by West Country Land Surveys Limited by way of a licence.

## Planning

The property has consent for uses falling within Use Classes B1 (a) and B1(c), which is understood to permit change of use to residential under Permitted Development Rights, although changes to the external appearance of the buildings may

require planning consent. Further information is available from the Agents.

## Freehold Terms

The property is available by way of a freehold sale, either of the whole or by way of sales of 20B and 20C as separate lots (both being held on separate freehold titles).

Offers are invited in respect of the whole or for the two units separately.

## Business Rates

20B High Street has a rateable value of £10,750, and 20C is assessed by way of two assessments with a combined rateable value of £15,800.

## Energy Performance Certificate

20C High Street is assessed in band E.

## VAT

VAT is not applicable to the sale prices.

## Legal Costs

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

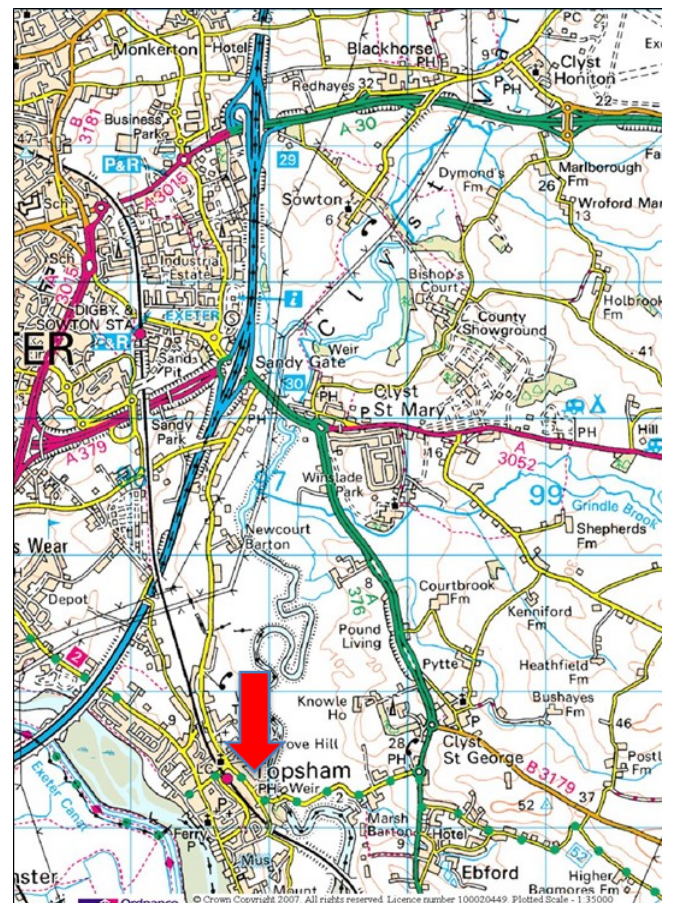
## Viewing & Further information

Strictly by appointment through the joint sole agents:

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

Contact: Jonathan Ling  
Tel: (01392) 202203  
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