



# For sale

**7 Mill Street, Ottery St Mary, EX11 1AB**

Well presented shop premises in the heart of the town centre

PLUS 2 double bedroom mainsonette

Enclosed private garden with detached outbuilding

Guide price: £200,000

Viewing by prior appointment  
with Damian Cook MRICS /  
Vicky Bandyszewska

**(01392) 202203**

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## Location

Ottery St Mary is a busy East Devon town easily accessed from the A30. The town centre has a strong independent presence including estate agents takeaway / restaurants, and retail units alongside larger retailers such as Sainsburys supermarket, Boots Pharmacy and Hospiscare.

Ottery St Mary is a popular and historical town with a population of 7,700 with a large rural catchment. There is on street parking and short stay car parks in the town centre as well as a regular bus service linking East Devon to Exeter.

## Description

This property comprises a mid terraced property with ground floor sales, maisonette above, with enclosed courtyard garden and good sized outbuilding to the rear.

The ground floor shop has a sales area to the front with large display window, a doorway leads to a second sales area with access to the basement, and a further doorway to a storage area and kitchenette.

Stairs rise to the maisonette. The well presented maisonette comprises two double bedrooms, a kitchen, recently refurbished shower room, living room with feature fireplace, and cloakroom.

Accessed from the rear store area / kitchenette is an enclosed courtyard, a small lawn and detached single storey outbuilding.

The whole property has been well maintained and benefits from gas fired central heating, laminate/ vinyl flooring and a mixture of strip and spot lighting as well as a recently refurbished roof.

## Accommodation

The unit has a Net Internal Area of approximately 152.33 sq m / 1640 sq ft, this includes the maisonette and detached outbuilding approximate measurements as follows:

### Ground floor sales

Front sales area	15.23 sq m	164 sq ft
Rear sales area	16.81 sq m	181 sq ft
Rear store / kitchenette	20.10 sq m	2.16 sq ft

### Basement

13.01 sq m	140 sq ft
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### Masionette

Living room	14.73 sq m	159 sq ft
Kitchen	10.64 sq m	115 sq ft
Bathroom	unmeasured	
WC	unmeasured	
Bedroom 1	17.45 sq m	188 sq ft
Bedroom 2	16.02 sq m	172 sq ft

### Detached Outbuilding

28.32 sq m	305 sq ft
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## Price

The freehold interest is available at Guide Price: £200,000

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E110

## Business Rates

Rateable value: £5,300

Rates Payable: Small Business Rates Relief will be applicable to qualifying tenants at the full 100% rate. Further information from East Devon District Council business rates department.

## VAT

VAT is chargeable where applicable.

## Legal Costs

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

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS / Vicky Bandyszewska

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### Exeter Office

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