



Creek House, Island Street, Salcombe, Devon, TQ8 8DP

For Sale

Viewing by prior appointment with
Damian Cook / Gavin Sagar

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Two storey mixed use period property

Situated within the heart of Salcombe

Ground floor offices occupied by BBH Architects

First floor vacant live/work accommodation

Comprehensive refurbishment recently undertaken

Ideal investment opportunity (part income producing)

Guide price: £750,000 freehold

strattoncrebercommercial.co.uk

Location

The property is situated on Island Street which provides a good mix of residential and commercial properties amongst a wide range of older and more modern buildings close to the two public car parks.

Salcombe is located within an area of Special Scientific interest, and marine local nature reserve and an Area of Outstanding Natural Beauty at the mouth of the Kingsbridge estuary. The town which is within easy access of Sandy Beaches is located in the popular tourist area of South Hams with Salcombe being highly regarded by the Yachting fraternity and whilst the town has a population of approximately 2,000 inhabitants this is boosted significantly on a seasonal basis due to its tourist status and a significant proportion of second home ownership.

Description

The property comprises a two storey period property currently arranged as self-contained ground floor offices occupied by BBH Architects and first floor live/work space designed to incorporate both ones professional and personal life.

The property has been fully refurbished from top to bottom with new roof, windows, doors, solid wood floors with underfloor heating and is eminently a new build. There has been no shortage of cost in order to provide well-presented accommodation on both floors.

Accommodation

The premises comprise the approximate floor areas:

Description	Sq ft	Sq.m
Ground floor offices mainly open plan office with store and w/c approx. floor area:	658	52.77
First floor office / living space Kitchen / living room, 3 x bedrooms / store /office and 2 x shower rooms with wash hand basins and w/c's plus additional storage approx. floor area:	950	88.2
TOTAL:	1,608	141

Tenancy

The ground floor is currently occupied by BBH Architects and upon completion of the sale BBHH will take a new lease on an internal repairing and insuring basis for a term of 3 years at a rent of £15,000 per annum. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act. This will allow the prospective purchaser to obtain vacant possession at the end of the third year if they require.

Energy Performance Certificate (EPC)

The premises has a D rating.

Business Rates

The Valuation Office web site provides a single assessment for the premises with a total rateable value of £9,300.

VAT

VAT is not chargeable to the purchase price.

Proposal

The freehold interest subject to the ground floor tenancy is being offered at a guide price of **£750,000**.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

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

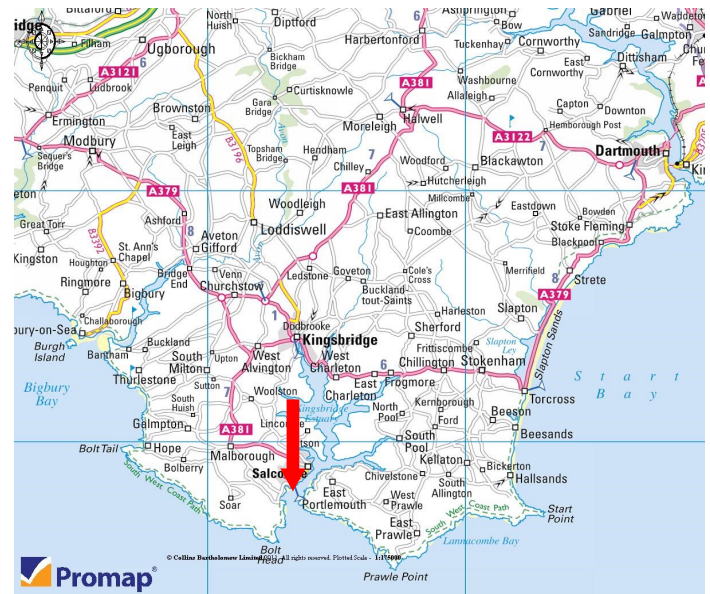
Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

OR

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