



30 Fore Street, Budleigh Salterton, Devon,
EX9 6NH

For sale /
To let

Viewing by prior appointment
with Damian Cook MRICS /
Victoria Bandyszewska

(01392) 202203

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Attractive double fronted retail / café premises

Well presented throughout

Approx: 631 sq ft (59 sq m)

Prominent town centre position close to seafront

For sale: £170,000

To let: £11,500 per annum

strattoncrebercommercial.co.uk

Location

The premises are situated in a prominent position within the heart of the town centre and close to the seafront. Nearby occupiers include Tesco, Spar, Lloyds Pharmacy and Hospiscare.

Budleigh Salterton is a popular and highly sought after seaside town approximately 15 miles south of Exeter and situated within an Area of Outstanding Natural Beauty.

The town is popular with both multiple and independent retailers with a good resident population benefiting from an influx of tourists in the holiday seasons.

Description

The property comprises a well-presented ground floor double fronted lock up shop currently occupied by Brook Gallery with a café/coffee shop fitted out to a high standard. The accommodation is mainly open plan sales with coffee shop/kitchen area and w/c. The property is fitted out with rear uPVC double glazed windows, wooden floor and spotlights.

Accommodation

Description	Sq ft	Sq.m
Net internal floor area approx.:	631	58.67
TOTAL:	631	58.67

Proposal

Leasehold

The property is available by way of a new lease for a term to be agreed on a contributory full repairing and insuring basis at a commencing rent of **£11,500 per annum**.

Alternatively:

Freehold/Long Lease

The current owner is in discussions with the management company in order to extend the lease for a term of 125 years.

There is a management charge of £1,150 per annum towards building insurance and external repairs and maintenance of the common parts. The vendors hold one share of the freehold through the management company which comprises 5 flats and 2 shops. The share will be transferred to the purchaser upon completion.

Energy Performance Certificate (EPC)

The property has an EPC rating of TBC.

Business Rates

The unit has a rateable value of: £9,800.

100% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

We understand the property is not registered for VAT.

Legal Costs

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

Rent Deposit

On the basis of a new lease a rent deposit of the equivalent of 3 months rent may be required subject to the tenants status.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Victoria Bandyszewska

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