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property consultants

Foreland 12a Fore Street & 14 Fore Street, Budleigh Salterton, Devon, EX9 6NG

Detached 3 bed house with panoramic sea views | Two income producing shops with offices above, parking and garages

Guide price: £1,050,000 (Freehold) - **BEST BIDS BY 12 NOON, FRIDAY, 4TH MARCH 2022**

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PROPERTY SUMMARY

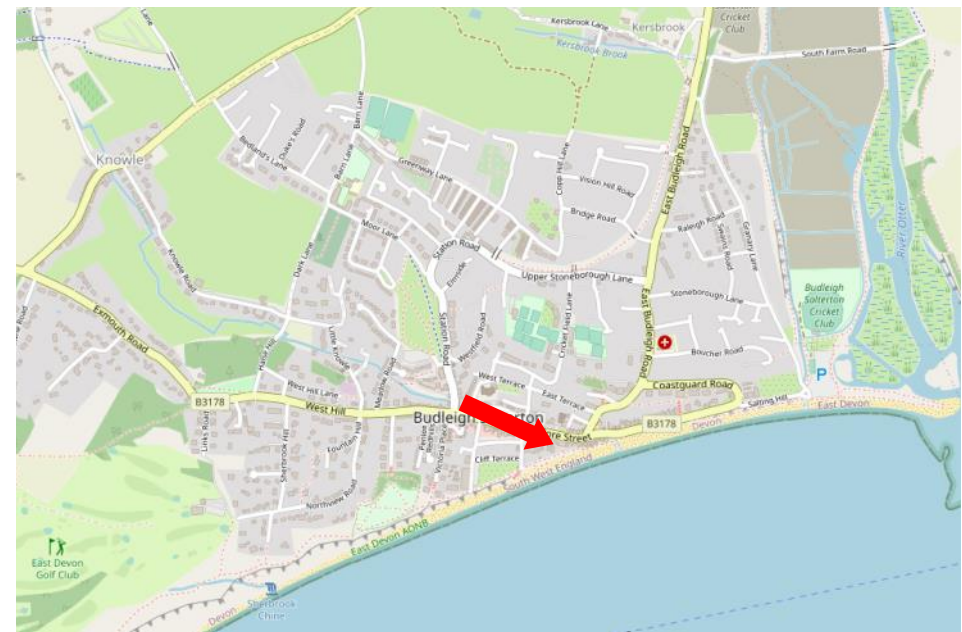
- Mixed use freehold investment.
- Rare opportunity to purchase a detached 3 bedroom house with uninterrupted sea views.
- Part income producing detached commercial building comprising 2 ground floor shops and self-contained offices above.
- 3 garages and private parking.
- House currently let on an assured shorthold tenancy at £15,000 per annum.
- 2 shops let at a total combined income of £13,000 per annum.
- Vacant first and second floor offices with potential for conversion to residential accommodation (subject to planning).
- **TO BE SOLD AS A WHOLE WITH A GUIDE PRICE OF £1,050,000**

LOCATION

The property is situated within the heart of the town centre with the shops and offices fronting Fore Street and Foreland the detached house overlooking the beach and sea.

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 benefits from a good range of shopping facilities, a health centre, churches, library and museum. The Cathedral city and county town of Exeter lies approximately 15 miles in a westerly direction with Junction 30 linking to the M5 motorway and two mainline railway stations making it ideal for commuting. The area is well favoured with local schools of a high reputation and several well patronised golf courses readily accessible.



Source: © [OpenStreetMap](https://www.openstreetmap.org/) contributors

DESCRIPTION

14, 14A & 14B FORE STREET

The property was a former Police Station with ancillary living accommodation constructed in the middle of the last century. The accommodation is arranged on ground, first and second floors and traditionally constructed of brick cavity walls beneath a pitched tiled covered roof. Single storey back additions have a flat roof section behind the parapet walls.

The Tourist Information office relocated in October 2019 to the adjoining ground floor shop by way of a new lease and their shop was subsequently let to Gary Williams and Sarah Dunn trading as a residential letting and property management business. The first and second floors are accessed by a separate ground floor entrance from the rear and comprise well-presented offices with kitchen, w/c and meeting rooms.

There is parking for 3 vehicles and 3 garages to the rear with vehicular and pedestrian access through a side passageway running been part of the first floor. There is a pedestrian right of access existing over the rear yard in favour of the adjoining property (highlighted in [blue](#) on the attached OS Plan).

FORELAND, 12A FORE STREET

Foreland is a well presented detached house with a unique position enjoying panoramic coastal views over the beach and Lyme Bay. The main accommodation comprises 3 bedrooms (1 ground floor), 2 reception rooms, kitchen, sun balcony, bathroom, utility room and separate w/c. Outside there is a good sized rear garden which is on the level and has a southerly orientation and provides direct access to the coastal path. Gas fired central heating and double glazing are installed throughout and all main services are connected.

ACCOMMODATION

Description	Sq ft	Sq m
Ground floor shops (<i>approx. net floor area</i>)		
Tourist Information Centre	505	46.91
Gary Williams & Sarah Dunn	389	36.14
Total:	894	83.05
First & Second floor offices		
Ground floor entrance	61	5.61
First floor offices & staff facilities	689	64.0
Second floor attic room	327	30.38
Total:	1,077	99.9
Foreland, 12A Fore Street		
Ground floor kitchen, dining room, living room, utility room, study/bedroom 3 and separate w/c	696	64.6
First floor master bedroom, bedroom 2 and bathroom	450	41.8
Total:	1,146	106.4

FORELAND, 12A FORE STREET—EXTERIOR



FORELAND, 12A FORE STREET—INTERIOR



14 FORE STREET, BUDLEIGH SALTERTON



TENANCIES

14 FORE STREET (TOURIST INFORMATION CENTRE)

Let to Budleigh Salterton Tourist information Centre Limited for a term of 5 years from the 1st October 2019. The passing rent is £6,000 per annum and subject to review on a 3 yearly basis. The lease is drawn on an internal basis and the tenant contributes 20% towards service costs and building insurance. Alienation is permitted on both the assignment and subletting of the lease.

14 FORE STREET (GARY WILLIAMS & SARAH DUNN)

Let to Gary Williams and Sarah Dunn for a term of 7 years from 12th December 2020. The passing rent is £7,000 per annum and subject to review on a 5 yearly basis. The lease is drawn on an internal repairing basis and the tenant contributes 20% towards service costs and building insurance. In addition, the tenant will pay to the landlord 50% of all water charges for the building. Alienation is prohibited on both the assignment and subletting of the lease.

FIRST AND SECOND FLOOR OFFICES

The accommodation is vacant.

FORELAND, 12A FORE STREET

The property is let on an Assured Shorthold Tenancy at an annual rent of £15,000 per annum.

PLANNING

Budleigh Salterton lies within an Area of Outstanding Natural Beauty at the western most point of the East Devon Heritage Coast. The property is situated within a conservation area and identified in the East Devon Local Plan as forming part of the town centre shopping area.

BUSINESS RATES & COUNCIL TAX ASSESSMENT

Shop (Tourist Information Centre)

Rateable value: £4,700

Shop (Gary Williams & Sarah Dunn)

Rateable value: £3,400

First & Second floor (Offices)

Rateable value: £8,700

Foreland, 12A Fore Street

Council Tax Banding: F

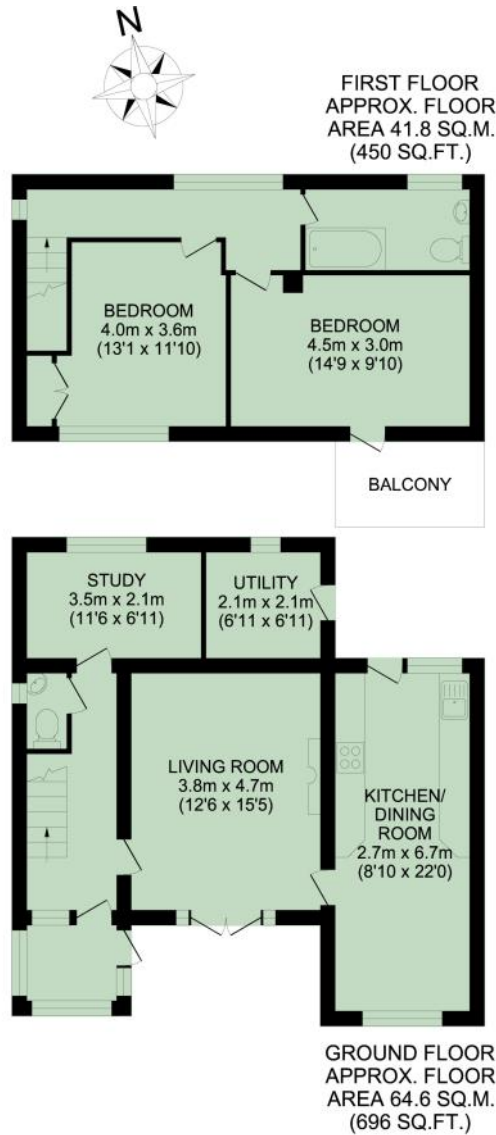
ENERGY PERFORMANCE CERTIFICATES

EPC's are available from the agents.

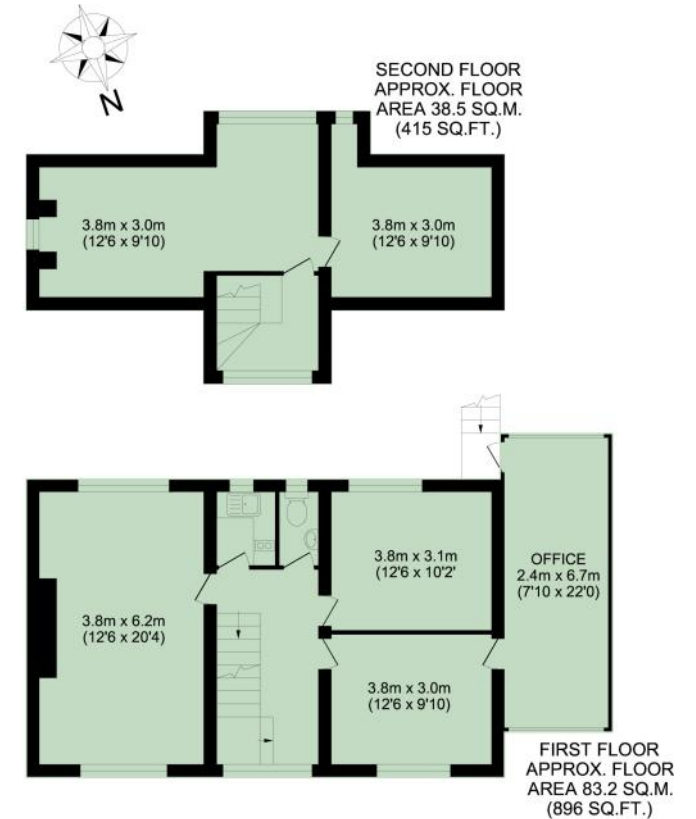
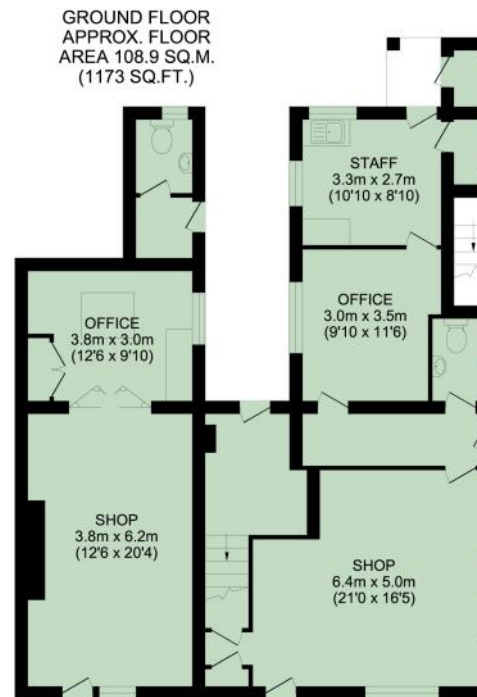
SITE PLAN



FLOOR PLANS



12a Fore Street, Budleigh Salterton, EX9 6NG
Approximate internal area 131.8 Sq.M. - (1419 Sq.Ft.)
For identification only - Not to scale.



14a and 14b Fore Street, Budleigh Salterton, EX9 6NG
Approximate internal area 230.7 Sq.M. - (2484 Sq.Ft.)
For identification only - Not to scale.

PROPOSAL

Guide price: £1,050,000.

BEST BIDS BY 12 NOON, FRIDAY, 4TH MARCH 2022.

VAT

VAT is not chargeable to the price.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint sole agents:

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Contact: Damian Cook MRICS
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Email: properties@david-rhys.co.uk



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