



83 Exeter Road, Exmouth, Devon, EX8 1QD

Ground floor lock up shop | 2 bedroom flat occupied on AST | Parking | Popular town centre location | Development opportunity STC |

**Guide price: £300,000**

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

## LOCATION

The property is situated in a popular retail parade in residential area close to the town centre. The parade has a variety of largely independent traders including Proper Fish and Chips, Citizens Advice, Pine and Oak Furniture and Andrew Burgess Insurance Services as well as a Morrisons Daily.

Exmouth is a popular seaside town with a population of approx. 34,000 and a catchment population of 130,000 which benefits from substantial seasonal boosts each year.

## DESCRIPTION

83 Exeter Road comprises a ground floor lock up shop with separately accessed flat above and rear parking.

The well presented ground floor shop has a sales area to the front with 4 office/ treatment rooms to the rear as well as a kitchen and WC, each room has access to water providing a flexible space suitable for a variety of uses and fit outs. A pedestrian door leads to a small courtyard space beyond which is the rear parking area with space for two cars.

Whilst currently in commercial use, the ground floor space could be separated to create a smaller shop to the front and a flat to the rear. (subject to consents)

The self contained flat above comprises two double bedrooms, kitchen, living room and shower room. This flat is in good order and benefits from gas fired central heating and UPVC double glazing.

## ACCOMMODATION

The ground floor shop has approximate floor area of 834 sq ft / 77.45 sq m  
The 2 bedroom flat above is unmeasured.

## TENANCY SCHEDULE

Unit/Flat	Tenant	Rent PA	Comments
Ground Floor Retail	Vacant on completion	0	Currently in owner occupation. ERV: £11,500
First Floor Flat	Private	£10,200	AST

## TENURE

Freehold

## SERVICES

Mains gas, water, drainage and electric are understood to be connected to the flat and commercial unit. The utilities are separately metered.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The EPC ratings are as follows:

Commercial C63

Flat D68



## PHOTOS



## PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£300,000**  
Please contact agent for further details.

## VAT

VAT is not applicable to this sale.

## BUSINESS RATES AND COUNCIL TAX

The business rates for the year April 2025 - March 2026 are as follows:

Rateable value: £5,200

Rates payable: £2,594.80

100% Business Rates Relief is available for qualifying tenants.

The council tax band is B.

Interested parties are advised to contact the local authority for more information.

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

Contact: Vicky Bandyszewska  
Tel: (01392) 202203  
Email: [vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)



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