



20 High Street, Exmouth, Devon, EX8 1NP

Fully Let Investment | Freehold | Ground Floor Lock Up Shop | 2 Bedroom Flat Above | **Guide price: £240,000**



HISTORIC PHOTOGRAPH

PHOTOGRAPHS - FLAT



Please note:
Flat photographs taken prior to current tenants occupation.

PHOTOGRAPHS - SHOP



LOCATION

The property is situated in the heart of the towns retail area in a good secondary trading position close to Rolle Street and the Magnolia Shopping Centre. The location is well represented by a mixture of national retailers, independent occupiers including Tesco, Fulfords Estate agents, Hays Travel, Sports Direct, as well as cafes, restaurants and solicitors.

Exmouth is a popular seaside town with a population of approximately 35,000 which increases substantially in the summer months with the influx of tourists. Exmouth benefits from good links to Exeter by Bus and Train and the A376 leads to M5 motorway network.

DESCRIPTION

The property comprises a ground floor lock up shop with self contained, separately accessed flat above.

The shop has a sales area to the front, with storage and staff facilities to the rear. The property benefits from wood effect flooring throughout, category 2 lighting and large display windows.

The flat comprises a kitchen, shower room, living room, one double and one single room as well as a large store cupboard. The kitchen is fitted with base and wall units, fitted oven, hob and extraction. The flat has been recently refurbished and has retained character features such a fireplace and picture rails. The flat benefits from double glazing and gas fired central heating.

ACCOMMODATION

The property comprises the approximate floor areas:

Description	Sq ft	Sq m
Ground floor shop	454	42.18
First floor flat	581	53.97
TOTAL:	1,035	96.15

TENANCY SCHEDULE

Unit/ Flat	
Ground floor shop	Let on a new lease for 5 years from January 2025 at a rent of £8,500 per annum.
First floor flat	Let on an Assured Shorthold Tenancy. 5th April 2023 at a rent of £9,540 per annum.
Total Rent Income	£18,040 per annum

BUSINESS RATES AND COUNCIL TAX

Shop:

Rateable Value (2023 List): £7,800.00

Rates Payable: £3,892.20

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

Flat:

Council Tax Band: A

Please note: The occupier is liable for the council tax

EPC

The properties have the following EPC ratings:

Unit/ Flat	
Ground floor shop	C71
First floor flat	D62

GOAD PLAN



Exmouth



50 metres



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TENURE

Freehold.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction

PROPOSAL

The freehold interest is available at a guide price of **£240,000**, subject to contract.

VIEWING

For further information or to arrange a viewing please contact the sole agents:

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

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

VAT

The property is not registered for VAT and will therefore not be chargeable on the price.



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