

20 High Street, Exmouth, Devon, EX8 1NP

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



## **PHOTOGRAPHS - FLAT**

# **PHOTOGRAPHS - SHOP**





















Flat photographs taken prior to current tenants occupation.



#### **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

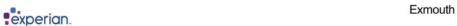
Please note: The occupier is liable for the council tax

#### **EPC**

The properties have the following EPC ratings:

| Unit/ Flat        |     |
|-------------------|-----|
| Ground floor shop | C71 |
| First floor flat  | D62 |

## **GOAD PLAN**







50 metres

Map data

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#### **TENURE**

Freehold.

## **PROPOSAL**

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

#### **VAT**

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

## **LEGAL COSTS**

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

#### **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





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