



Sams Funhouse St Andrews Road, Exmouth EX8 1AP

For sale

Viewing by prior appointment with
Tom Churchward MSc Real Est.

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Substantial commercial property with outside space

Two licensed premises with separate large first floor unit

Total floor area approximately: 14,032 sq.ft (1,303.77 sq.m)

Potential for residential development, subject to consents

Offers in the region of: £500,000

Location

The property is located on St Andrews Road in the heart of Exmouth, close to the seafront and Manor Gardens. The area features a variety of independent and national retailers nearby. Exmouth offers a range of shops, schools, restaurants, and leisure activities, along with sandy beaches and access to the Jurassic Coastline.

The town is easily accessible by road, situated 8 miles south of the M5, and has its own railway station providing regular services to Exeter, with connections to Bristol, London, and other national destinations. Exmouth has a population of approximately 34,000, with a wider catchment area of 132,000. The town benefits from steady trade throughout the year and sees an increase in visitors during the summer months.

Description

The property comprises two ground floor licensed premises, formally known as The Bank and Number 9, both units are still fitted out with bars, service areas, WCs, office and a small commercial kitchen. Additionally there is a pub garden to rear. The first floor, previously used as a children's play centre, is a substantial open plan area suitable for a variety of uses.

The property benefits from its own car park to the rear.

Accommodation

Please see below a guide to the size of the property

Total floor area approximately: 14,032 sq.ft (1,303.77 sq.m)

Total external area approximately: 4,562 sq.ft (423.83 sq.m)

Price

The property is offered for sale Freehold, at a guide price of £500,000. Please contact agent for further details.

Planning

The property comprises part of a site that had been granted planning for 34 residential units with commercial and community uses on the ground floor. Full details are available via East Devon Planning, reference 19/1753/MFUL.

Energy Performance Certificate (EPC)

An EPCs are awaited for this property. Please contact the agent for further details.

Business Rates

Interested parties are advised to make their own enquiries with the local billing authority, East Devon Council.

AML

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

Legal Costs

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

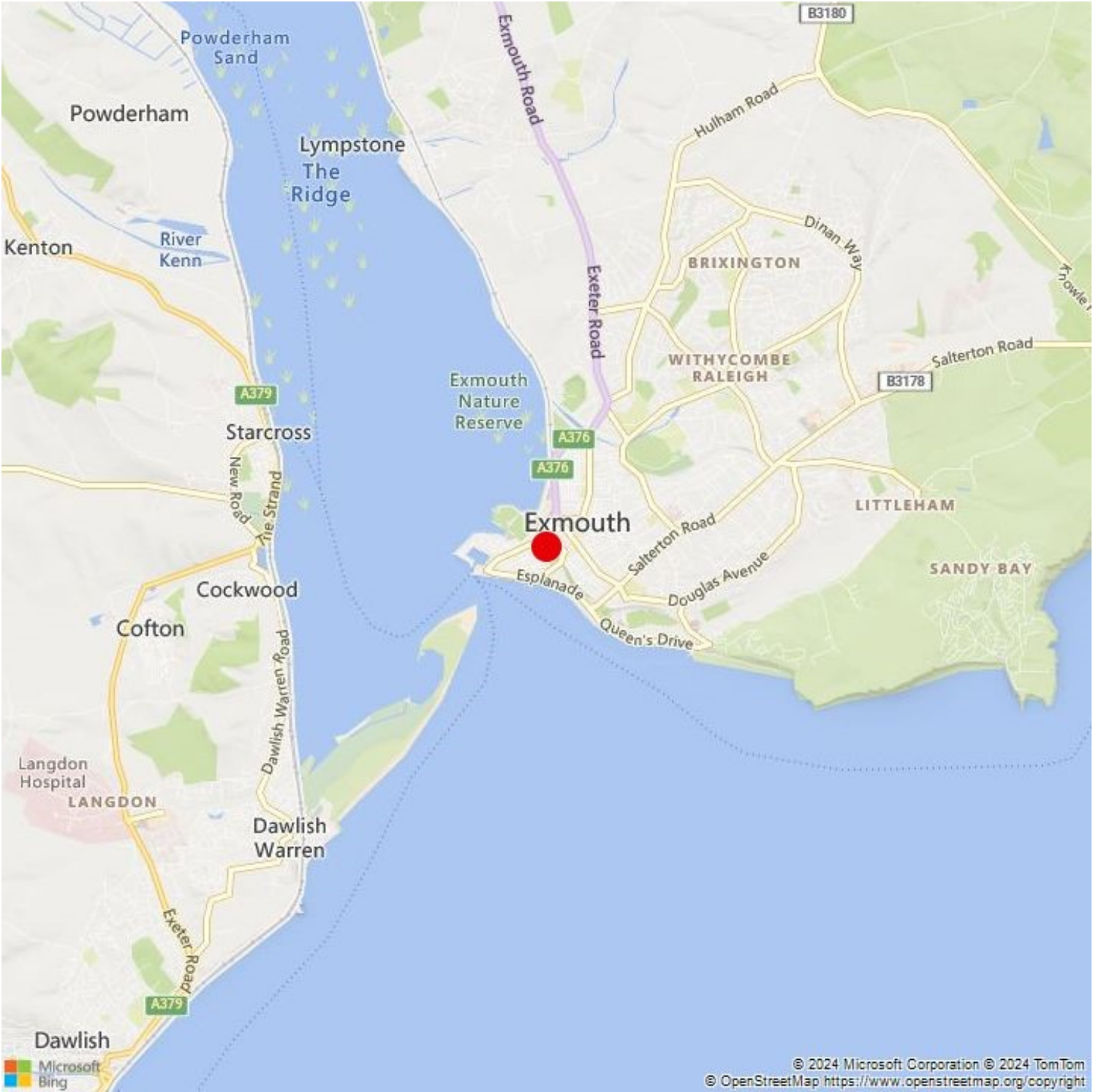
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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