



91 Exeter Road, Exmouth, Devon, EX8 1QD

Ground Floor Shop | Two Flats | Detached Two Storey Store | Located Close to Town Centre | Mixed Use Investment |

**Guide price: £360,000**

[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

91 Exeter Road, Exmouth comprises a ground floor lock up shop with a 4 bedrooms flat above and a two bedroom flat with small garden and separate two storey store at the rear.

The shop is a self contained unit with sales area to the front, rear store/ staff area and WC. Suitable for a variety of uses, subject to planning.

The flat above is arranged over two floors with living room, kitchen, three bedrooms and bathroom on the first floor and a large master bedroom on the second floor with large ensuite.

The flat at the rear has two bedrooms, kitchen, bathroom, two reception rooms and a conservatory. There is a small garden to the rear.

Accessed from the rear at Hartopp Road is the two storey store. This unit has water and electricity connected.

## TENURE

This property is available freehold.

## TENANCY SCHEDULE

Unit	Lease	Rent (PA)
Shop	Vacant	n/a
Flat A	AST	£11,400
Flat B	AST	£11,400
Rear Store		£4,800

## SERVICES

It is understood all mains services are connected. Gas, electricity, water and mains drainage.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The EPC ratings are as follows

Unit	Rating
Shop	
91A	73C
91B	64D

PHOTOS



**FLOOR PLAN**

The floor plan area is currently blank, with only a large yellow rectangular header containing the text 'FLOOR PLAN' at the top left. The rest of the page is empty white space, suggesting the floor plan content is missing or has not been rendered.

## PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£360,000**  
Please contact agent for further details.

## VAT

VAT is not applicable to this sale.

## BUSINESS RATES AND COUNCIL TAX

Shop

Rateable Value: £6,000

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regards their liability.

91A Council Tax Band B

91B Council Tax Band B

## 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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