

SALE BY AUCTION 29TH OCTOBER 2026

**stratton creber
commercial**
property consultants



14, 14a Mill Street and 8, 9 Hind Street, Ottery St Mary, Devon, EX11 1AD

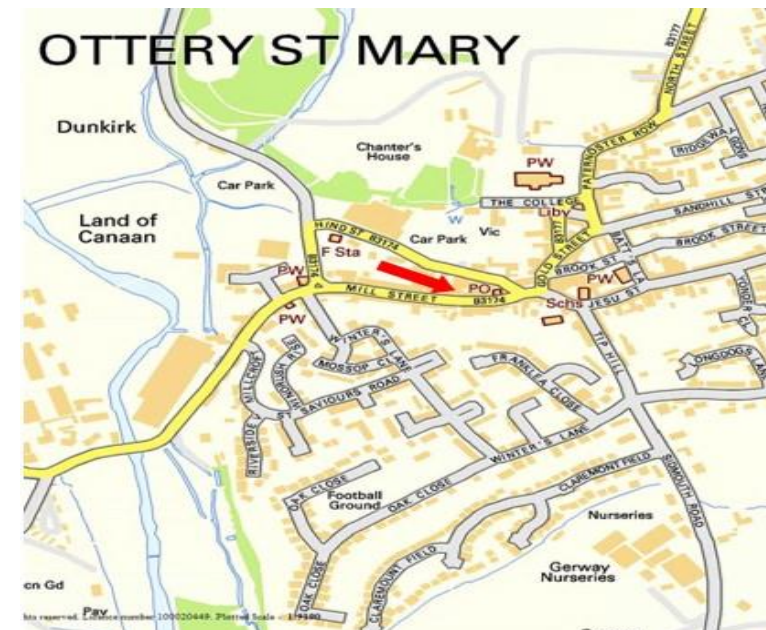
Town centre mixed used investment | Popular East Devon Town | High yield | 1,499 sq.ft (139 sq.m) | Three flats and two shop units |

All units self-contained | Potential rent: £37,900 p.a. | Guide Price: £270,000

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INVESTMENT SUMMARY

- Town centre mixed use investment.
- Two one bed roomed flats, one two bed roomed flat and two lock up shop units.
- One sold off flat on long lease.
- Future breakup potential to add value.
- Full rental income once fully let: **£37,900 per annum.**
- Current rent: **£27,400 per annum.**
- Vacant shop on market at: **£10,500 per annum.**
- Guide Price (via auction): **£270,000.**



LOCATION

Ottery St Mary is a busy East Devon town easily accessed from the A30 linking with the M5 motorway. The city of Exeter is approximately 12 miles to the west accessed via the A30.

The town centre has a strong independent presence including Estate Agents, pubs, cafes and retail units together with Sainsburys supermarket.

Ottery St Mary has a population of approximately 7,700 and a large rural catchment and has seen a number of new residential developments over recent years.

There is on street parking and short and long stay car parks in the town centre as well as a regular bus service linking East Devon to Exeter.

DESCRIPTION

The property comprises a principal two-storey mid terraced building with additional converted attic space. The property provides two ground floor retail units (14 and 14a) historically created by sub dividing a large unit one of which (no 14) includes rear storage and loading from Hind Street.

There are two self-contained flats accessed via Mill Street, 14b which has been sold off and 14c. The other two self-contained flats being numbers 8 and 9 Hind Street are accessed separately to the rear. The flats are of a basic specification and in need of some updating and comprise two, one bedroom flats and one, two bedroom flat. Two of the flats are heated by electric night storage heaters and the other gas fired central heating.

Shop Unit 14 Mill Street is currently vacant (on the market with SCC) and comprises a main sales area, lower level ancillary stores, staff/ office accommodation and a steel roller shutter door providing loading facilities from Hind Street. 14a Mill Street is arranged as a travel agents and comprises a main sales area, storage and staff facilities.

ACCOMMODATION

Unit	Floor	Description	Sq.ft	Sq.m
14 Mill Street	Ground	Sales	469	43.60
		Ancillary Stores/ Staff	1,030	95.70
14A Mill Street	Ground	Sales/ Office	503	46.72
		Kitchenette	14	1.32
14B Mill Street	First/ Second	Sold Off (not inspected)	N/A	N/A
14C Mill Street	First	Living room, Bedroom, Kitchen, Bathroom	500	46.48
8 Hind Street	First	Not Inspected	463	43.00
9 Hind Street	First	Living room, 2 Bedrooms, Kitchen	524	48.71
Total:			3,503	325.53

LOCATION

Flat	Start Date	Rent PA	Shop	Tenant	Lease Start	Term	Rent PA	Comments
14B Mill Street	Sold off 24/06/1993 on a 99 year lease	Ground rent £171	14 Mill Street	Vacant				On the Market (via SCC)
14C Mill Street	21st May 2025	£7,500	9 Hind Street	Fun Event Corporate Services Ltd	01/10/2025	3 years	£4,000	- Internal repairing Basis
8 Hind Street	31st January 2026	£7,800						- Tenant contributes towards building insurance
9 Hind Street	25th October 2024	£8,100						

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Shop/ Flat	EPC Rating
Shop 14 Mill Street	D/98
Shop 14A Mill Street	B/44
Flat 14C Mill Street	E/41
Flat 8 Hind Street	E/54
Flat 9 Hind Street	D/67

RATEABLE VALUES/ COUNCIL TAX BANDINGS

Shop/ Flat	Rateable Value	Council Tax Band
Shop 14 Mill Street	£9,300	-
Shop 14A Mill Street	£6,900	-
Flat 14C Mill Street		A
Flat 8 Hind Street		A
Flat 9 Hind Street		A

PHOTOS



PROPOSAL - SALE

The property is offered for sale by auction, at a guide price of **£270,000**. Please contact agent for further details.

The auctioneers 24/7 Property Auctions is Thursday 29th October.

Information on how to obtain an auction pack, registration to bid, and full terms can be found on 24/7 Property Auctions website:

<https://www.247propertyauctions.co.uk/lots-for-sale>

TENURE

Freehold.

VAT

VAT is not applicable to this sale.

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: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk



OR

24/7 Property Auctions

Contact: Scott Gray
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Email: info@247propertyauctions.co.uk



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