

Hidden Oak | Sidmouth Road | Aylesbeare | Exeter | Devon | EX5 2JP

| Detached former pub fronting arterial road | Approx: 4,700 sq.ft (437 sq.m) | Site of up to 1 acre |

| **For sale: from £650,000** |

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LOCATION

The property the A3052 Sidmouth Road at the busy junction with the A3180 (south to Exmouth, north to Ottery St Mary and the A30), approximately 5.5 miles from Junction 30 of the M5 Motorway and the eastern edge of the city of Exeter.

There are regular bus services along the A3180, stopping close to the property.

DESCRIPTION

A former pub, converted around 4 years ago to its current use as a retail showroom and café with ancillary offices and 2-bed manager's flat.

Externally, the car park adjacent to the main building provides around 26 marked parking bays and has access from two sides. Also on site are an open-fronted storage shed and two small masonry buildings (currently in use as dog grooming and hair salon), plus ample overflow parking/external storage land. The total site area is around 1 acre and options are offered for a purchase of the main building with all or part only of the site.



ACCOMMODATION

Description	Sq. ft	Sq.m
Ground floor (retail sales, café)	2,672	248.2
First floor (offices/storage)	695	64.6
Lower ground floor (commercial kitchen)	797	74.0
Undercroft storage (externally accessed)	538	50.0
TOTAL:	4,702	436.8



PURCHASE OPTIONS

A sale of the freehold is offered, with vacant possession, on the basis of the following options:

Option 1

A sale of the main building with the main car park, being the land tinted pink in the plan, at a price of **£650,000**.

Option 2

A sale of the main building with the main car park, plus the middle part of the site which comprises further parking/storage land, the open-fronted storage shed and one further small building (currently dog grooming), i.e. the parcels of land tinted pink and blue in the plan, at a price of **£750,000**.

Option 3

A sale of the whole, being the parcels of land tinted pink and blue as described above, plus the land tinted green which comprises level storage land plus a small building (currently hair salon), at a price of **£850,000**.



PLANNING

Prospective purchasers are advised to make their own enquiries of the planning office of East Devon District Council to establish whether their proposed use(s) would be permissible under the planning consent.

The current use was granted by consent ref. 21/2835/FUL which also grants consent for replacement of the existing open-fronted storage building with a larger storage unit (consent understood to be without expiry due to part-implementation).

BUSINESS RATES

Assessed as Shop & Premises with a rateable value of £28,250. The rates payable in the year 2025/26 are understood to be £14,096.75 before any applicable reliefs.

The flat is assessed for Council Tax in band A.

ENERGY PERFORMANCE CERTIFICATE

Assessed in band D.

VAT

VAT will be charged at the standard rate where applicable.

LEGAL COSTS

Both parties to bear their own costs in the transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

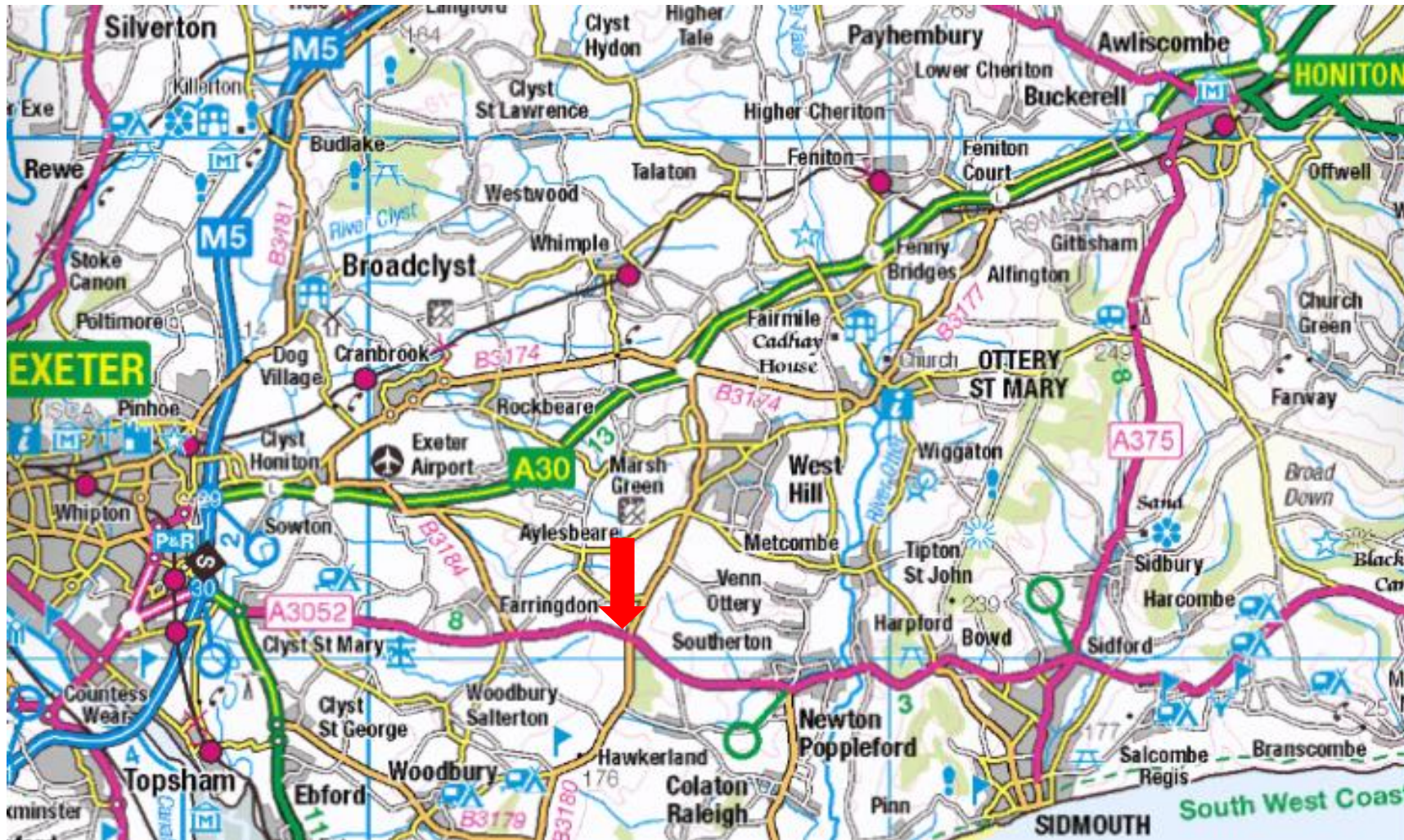
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