

11, The Strand

STAGS

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Exmouth, EX8 1AB

Exmouth sea front (0.2 miles), Exmouth train station (0.1), Exeter City Centre (13.3 miles)

A rare opportunity to purchase a mixed use property located in the middle of Exmouth with a commercial premises on the ground floor and two, one bedroom apartments above.

- Rare opportunity to purchase a mixed use commercial and residential property
- On the market for the first time in many years
- Excellent investment possibility
- Commercial property tenanted until March 2027
- Two, one bedroom apartments
- Central Exmouth location
- Council tax band A
- EPC: D

Guide Price £375,000

SITUATION

The property is located in the heart of Exmouth close to the town centre and a short walk to the seafront. The town offers a wide range of shops, including a Marks & Spencer Foodhall, along with a modern sports centre, indoor swimming pool, and a railway station with direct connections to Exeter. The seafront boasts around two miles of sandy beach, offering opportunities for sailing, paddleboarding, kite surfing and coastal walks along the South West Coast Path.

The cathedral city of Exeter is an easy commute to the west and offers a comprehensive range of shopping, dining, cultural and educational facilities. Exeter provides mainline rail links on both the Paddington and Waterloo lines, access to the M5 at Junction 30, and Exeter International Airport for both domestic and international travel.







11 STRAND

A commercial premises currently trading as Scarlett on a 6 year lease which is due for renewal in March 2027. The property comprises the shop measuring 24'11 v 17'5 with a stock room and W.C to the rear.

11A THE STRAND

A first floor one bedroom apartment which would benefit from some updating and modernisation. Current vacant the previous rent was £585pcm although this could be improved with the apartment being upgraded. The current lay-out is a sitting room and double bedroom over looking The Strand with a kitchen and bathroom to the rear.

11B THE STRAND

A top floor one bedroom apartment that has recently been upgraded and modernised with views over The Strand to the front. There is a sitting room and double bedroom to the front and a kitchen and bathroom to the rear.

UTILITIES

Current Council Tax bands 2x A
Utilities: Mains electric and water
Drainage: Mains
Heating: Electric heating
Tenure: The building is freehold although the title it not currently registered.
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone network available (Ofcom)

DIRECTIONS

What three words: ///pretty.needed.chill

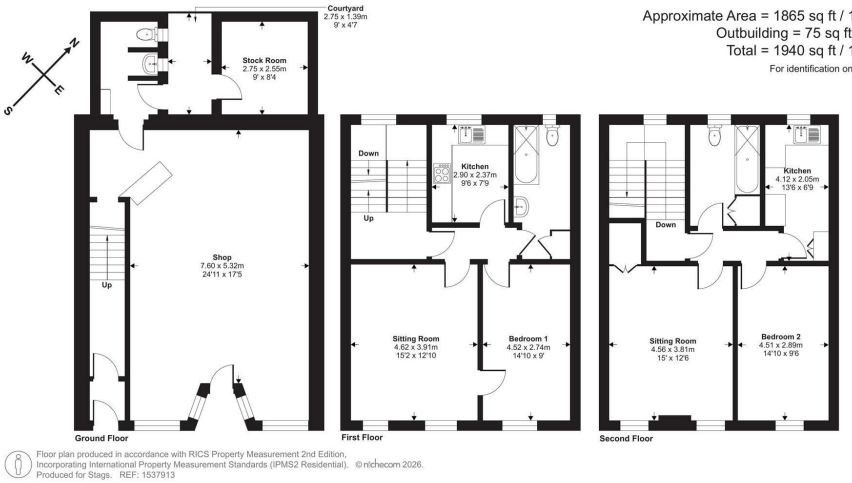






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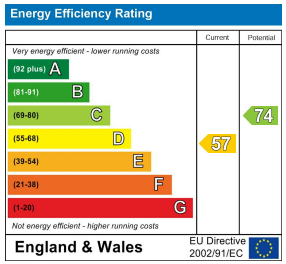




Approximate Area = 1865 sq ft / 173.2 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1940 sq ft / 180.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1537913

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