

14, The Strand

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Exmouth, EX8 1AD

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
- Two, one bedroom apartments
- Ground floor retail unit currently Let
- Central Exmouth location
- EPC: C & F
- Council tax band A

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.







14 THE STRAND

Located on the ground floor a commercial premises currently let for £916.67 pcm. The lease was due for renewal in June 2025 and is currently held over. The property consists of the main retail space, with a changing room, store and W.C to the rear.

14A THE STRAND

A first floor one bedroom apartment which would benefit from some updating and modernisation with a sitting room overlooking The Strand, a double bedroom and to the rear a kitchen and bathroom. The apartment is currently let under a tenancy that commenced in August 2009 at a current rent of £585 pcm. The tenancy currently runs on a monthly basis.

14B THE STRAND

A bright and well presented top floor apartment that has recently been upgraded and improved. The apartment is currently vacant with one double bedroom, sitting room kitchen and bathroom.

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: ///sage.above.foil

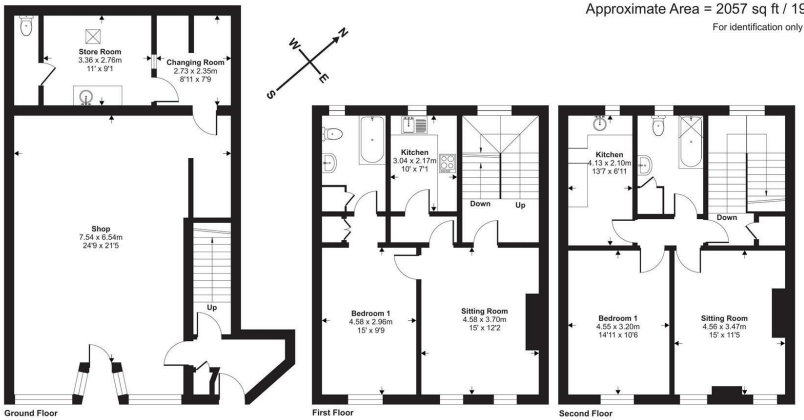




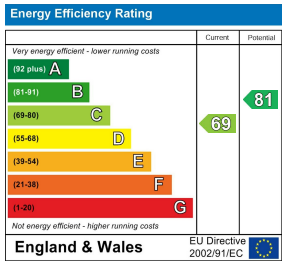


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