

stratton  
creber  
commercial

property consultants

# For sale

## Site of former Doyle Centre, Salterton Road, Exmouth, Devon, EX8 2NS

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Level, cleared site in popular trade counter location

Suitable for various commercial uses (subject to planning)

Approx. 1.62 acres (0.66 hectares)

Offered on freehold or leasehold terms (rents & prices on application)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Situated on the B3178 (Salterton Road), towards the eastern edge of the town of Exmouth. The town centre is around 1.5 miles to the west, and the Liverton Business Park is around 300 metres to the east.

The site has direct access from Salterton Road at a point directly adjacent to trade counter occupiers MPS Glazing, Buildbase and Mid Devon Tyres.

## Description & Accommodation

A cleared site, which is level and fenced and comprises an area of parking which faces the road, plus the main part of the site which is accessed is via a sloping private roadway (over which neighbouring residential properties have rights of way).

Vehicular rights of way exist along the roadway and to the rear boundary of the site, where parking rights exist in favour of a neighbouring property, i.e. the site cannot be securely fenced and gated. In addition, parking rights must be granted in respect of 8 spaces in the front car park.

The overall site area is understood to be around 1.62 acres (0.66 hectares).

## Terms

The property is offered by way of a sale of the freehold with vacant possession (terms on application), or alternatively by way of a new lease (all terms by negotiation). Offers are invited for the property as a whole for business or community uses. Interested parties are invited to confirm their interest in writing confirming their proposed use for the property, as well as providing details of funding and any conditions attached to their offer.

## Rateable Value

The property is not yet assessed for business rates but will be liable for assessment once a commercial use commences.

## VAT

VAT is not applicable to the purchase price / rent.

## Planning

The property was most recently utilised as a community resource centre by Devon County Council and it is believed this falls within a D1 use. The property may also be suitable for B1 office or light industrial use and it is understood these uses would be supported by East Devon District Council. You are advised to contact the Planning Department of East Devon District Council to discuss your proposed use.

## Services

Mains water and drainage are available in the road, and a new connection will be required.

## Broadband

A report on the broadband packages available at this address, and the relative speeds they may offer, is available on request.

## Legal Costs

Both parties are to bear their own legal costs incurred in the transaction.

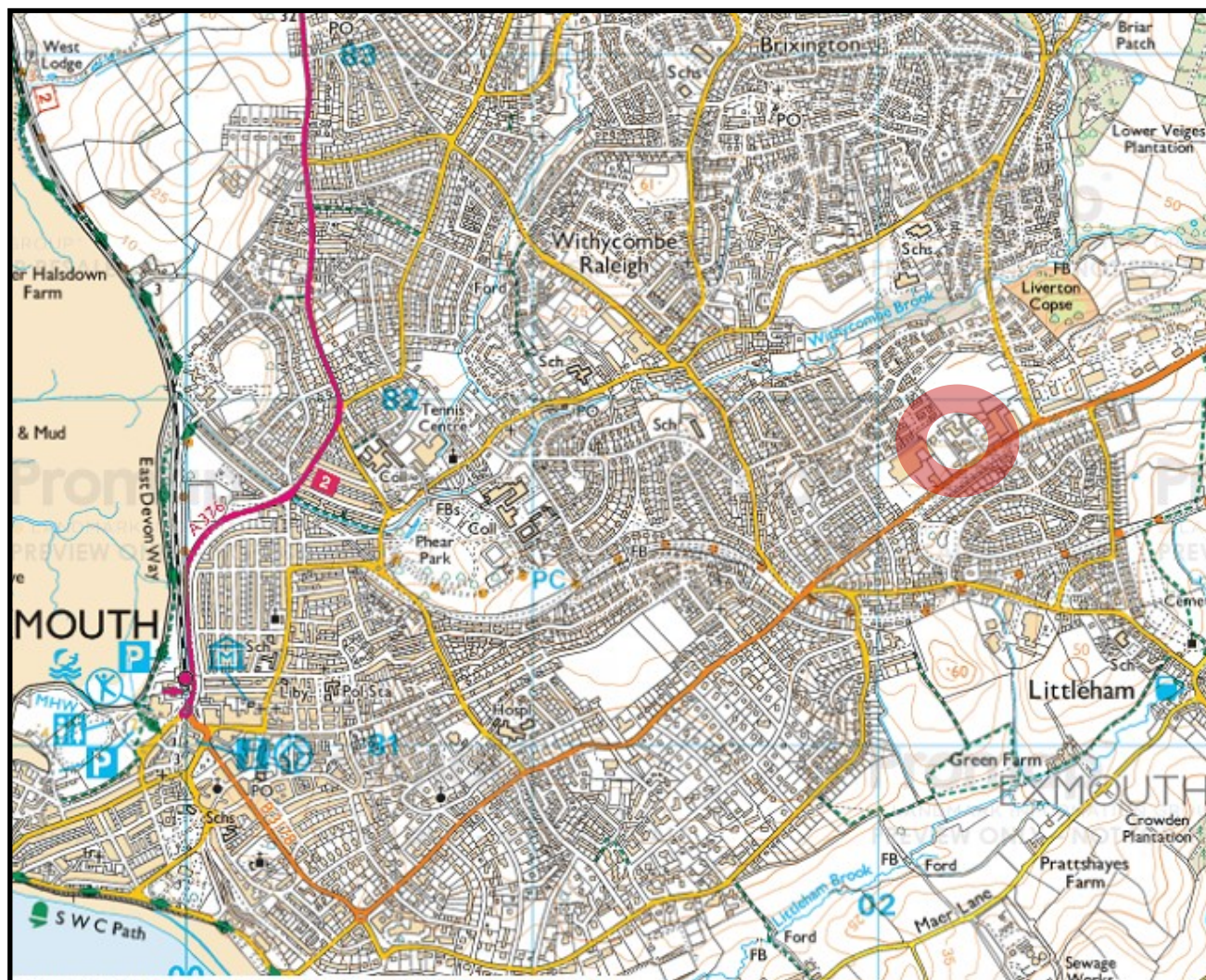
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)





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