

stratton
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commercial

property consultants



For sale

40-42 Rolle Street, Exmouth, Devon, EX8 2SH

Rare freehold opportunity

Substantial double unit

Ground floor showroom premises

Potential to convert back to two shops and a flat (stp)

1,965 sq ft / 182 sq m

Freehold for sale (flats above sold off)

Guide price: £250,000

strattoncrebercommercial.co.uk

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Location

The property benefits from a good secondary trading position on Rolle Street a short distance from the Magnolia town centre shopping precinct and car park. Other occupiers in Rolle Street include Barclays, NatWest, Nationwide and Tesco Express together with a variety of independent retailers, estate agents and cafes.

Exmouth is a popular tourist destination approximately 8 miles south of Exeter with a resident population of 36,000.

Description

The property comprises two interconnecting retail showrooms offering good open plan sales area together with a managers office. To the rear and with the addition of separate access from Little Bickton there is a store and separate w/c facilities.

The property is well-presented and its current configuration provides decent showroom/sales area with generous sales area, storage, managers office and w/c facilities.

The premises could be reinstated to provide two separate self-contained lock up shops and there is the potential to convert the store into a two bedroom flat with the benefit of separate access subject to the necessary planning consent.

Sold off long leasehold flats

There are two flats which have been sold off on long leasehold interests subject to a peppercorn ground rent.

The flats have a proportionate share of the repairs and building insurance of the building.

Accommodation

40 Rolle Street

Sales area: 407 sq ft / 37.8 sq m

Managers office: 128 sq ft / 11.9 sq m

42 Rolle Street

Sales area: 848 sq ft / 78.76 sq m

Rear store: 582 sq ft / 54.07 sq m

Total: 1,965 sq ft / 182.5 sq m

Business Rates

Rateable value: £15,500

Rates payable 2018/19: £7,440

The above is before any potential Business Rates relief. Potential purchasers are recommended to make their own enquiries with East Devon District Council 01395 516551.

Energy Performance Certificate

The property has an EPC of C71.

VAT

VAT is not chargeable on the purchase price.

Legal Costs

Each party are to pay their own legal costs incurred in the transaction.

Price

The freehold interest is available at a guide price of **£250,000.**

Viewing & Further information

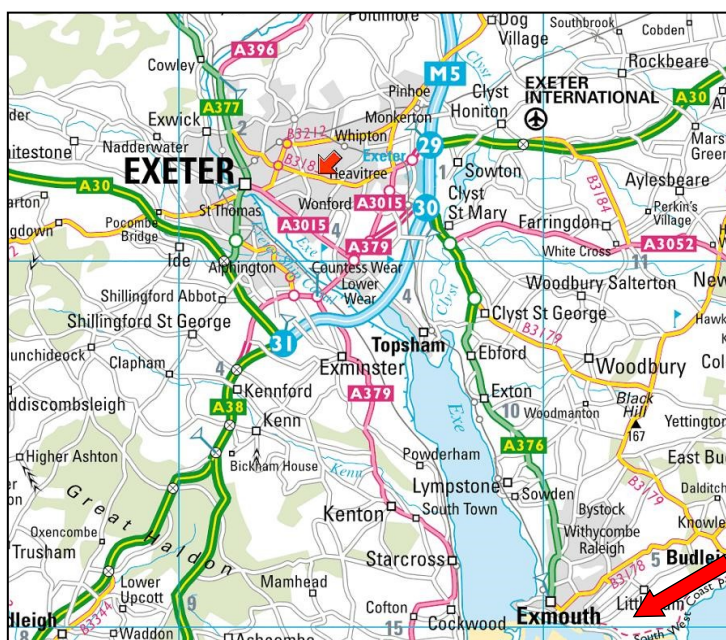
Strictly by appointment through the sole agents:

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