

# FOR SALE

The Strand and The Cornerhouse, 1 & 2 The Strand and 3 The Cornerhouse, Exmouth, Devon, EX8 1AB

Price from

# £550,000

plus VAT

Nearby retailers:

**TESCO**  
*express*

Grape Tree  
*Feel Good Foods*



PREZZO

## MIXED USE FREEHOLD INVESTMENT -

with two income producing retail units and five residential flats above all sold on long leasehold basis



- Prime town centre retail units
- Well-presented prominent corner position
- Adjacent to Memorial Square
- 3 The Strand benefits from Hot Food Takeaway consented use
- Reversionary lease to Coral

**LCP.**  
part of M<sup>2</sup>Core

0117 990  
2200



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# A GREAT PLACE TO SHOP

Exmouth is one of the oldest and most picturesque seaside towns in Devon. The town is the gateway to the World Heritage Jurassic Coast and has two miles of sandy beach, which is perfect for water sports and walks.

Exmouth is known as a regional centre for water sports – particularly Kite Surfing, kayaking and windsurfing – but you can do pretty much any water sport here. Exmouth Beach is a beautiful sandy golden beach, perfect for summer days at the seaside, building sandcastles, swimming or playing in the rockpools, or try Sandy Bay - a half mile private beach in a secluded bay. Take a scenic boat trip out across the coast to take in the breathtaking scenery and local history.

Exmouth is on the South east coast of Devon where the river Exe meets the sea. Close to Exeter, this vibrant town offers plenty of walking and cycling routes and water sports as well as local shops and restaurants to enjoy all year round.



Bustling seaside location



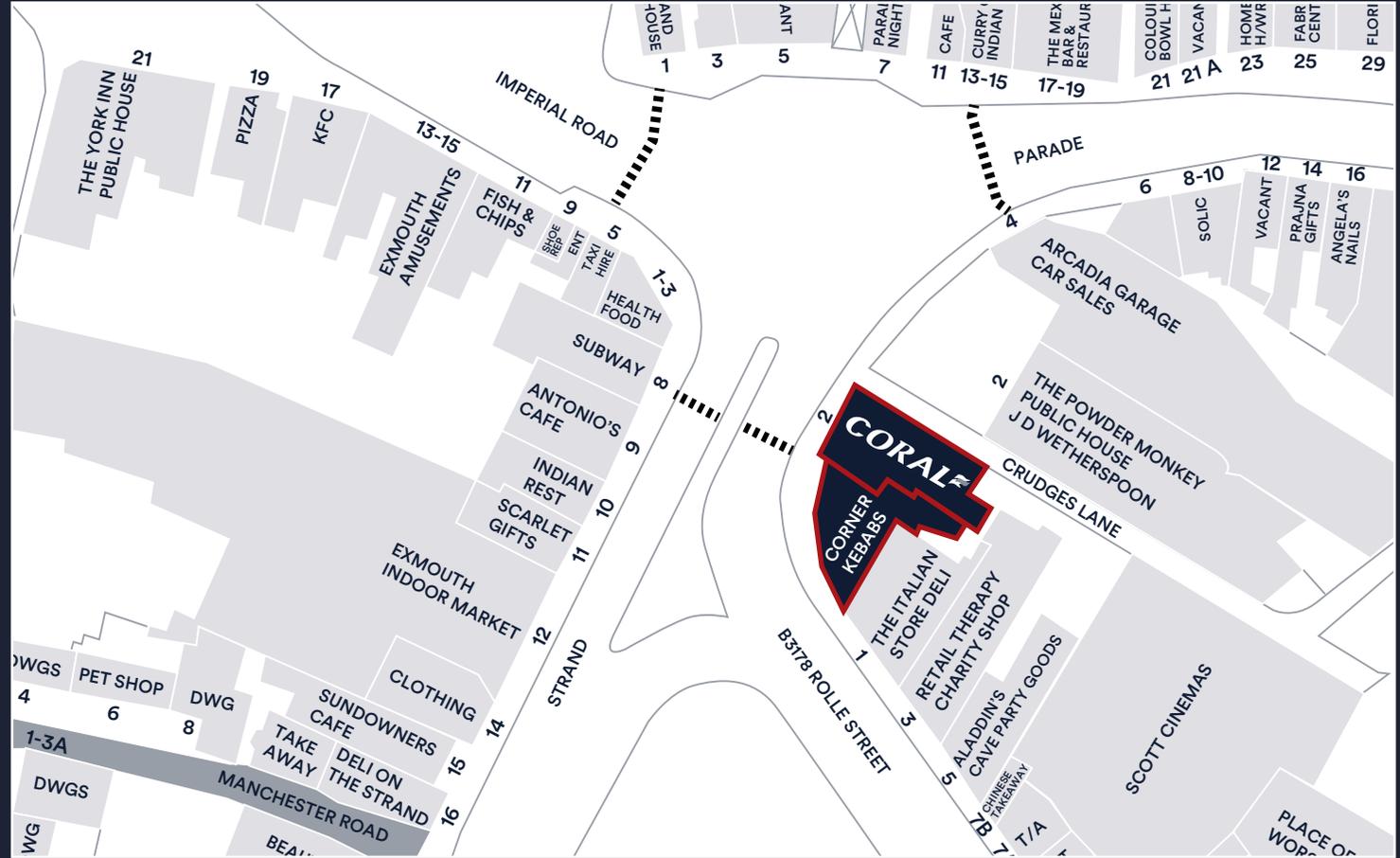
Prime town centre location



Strong seasonal footfall

# GREAT RETAIL OPPORTUNITIES

Areas	Sq.ft	Sq.m
TOTAL	5,352	498



## Tenancy Schedule

DEMISE DESCRIPTION	TENANT NAME	SQFT	START	EXPIRY	REVIEW	BREAK	PASSING	PASSING RENT/SQFT
1st Floor Flat, 1-2 The Strand	Residential Long Lease	800	10/09/2021	09/09/2146	10/09/2026		£130	£0.16
2nd Floor Flat, 1-2 The Strand	Residential Long Lease	800	05/02/2021	04/02/2146	01/01/2026		£125	£0.16
Flat 1 The Cornerhouse	Residential Long Lease	667	20/02/2023	19/02/2148			£0	£0.00
Flat 2 The Courthouse	Residential Long Lease	677	06/01/2023	05/01/2148			£0	£0.00
Flat 3 The Cornerhouse	Residential Long Lease	677	09/12/2022	08/12/2147			£0	£0.00
Ground Floor, 1-2 The Strand	Coral Racing Ltd.	866	23/05/2014	22/05/2024			£18,000	£20.79
The Cornershop, 1 The Strand	Croner Kebab	865	11/09/2020	13/01/2030	14/01/2025		£22,500	£26.01
<b>TOTAL</b>							<b>£40,755</b>	

