FOR SALE

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

MIXED USE FREEHOLD INVESTMENT

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

Price from

£475,000

Nearby retailers:

TESCO Express

Grape Tree Feel Good Foods

PREZZO



- 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

M Core LCP UK

01384 400123

lcpgroup.co.uk

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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 haf 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

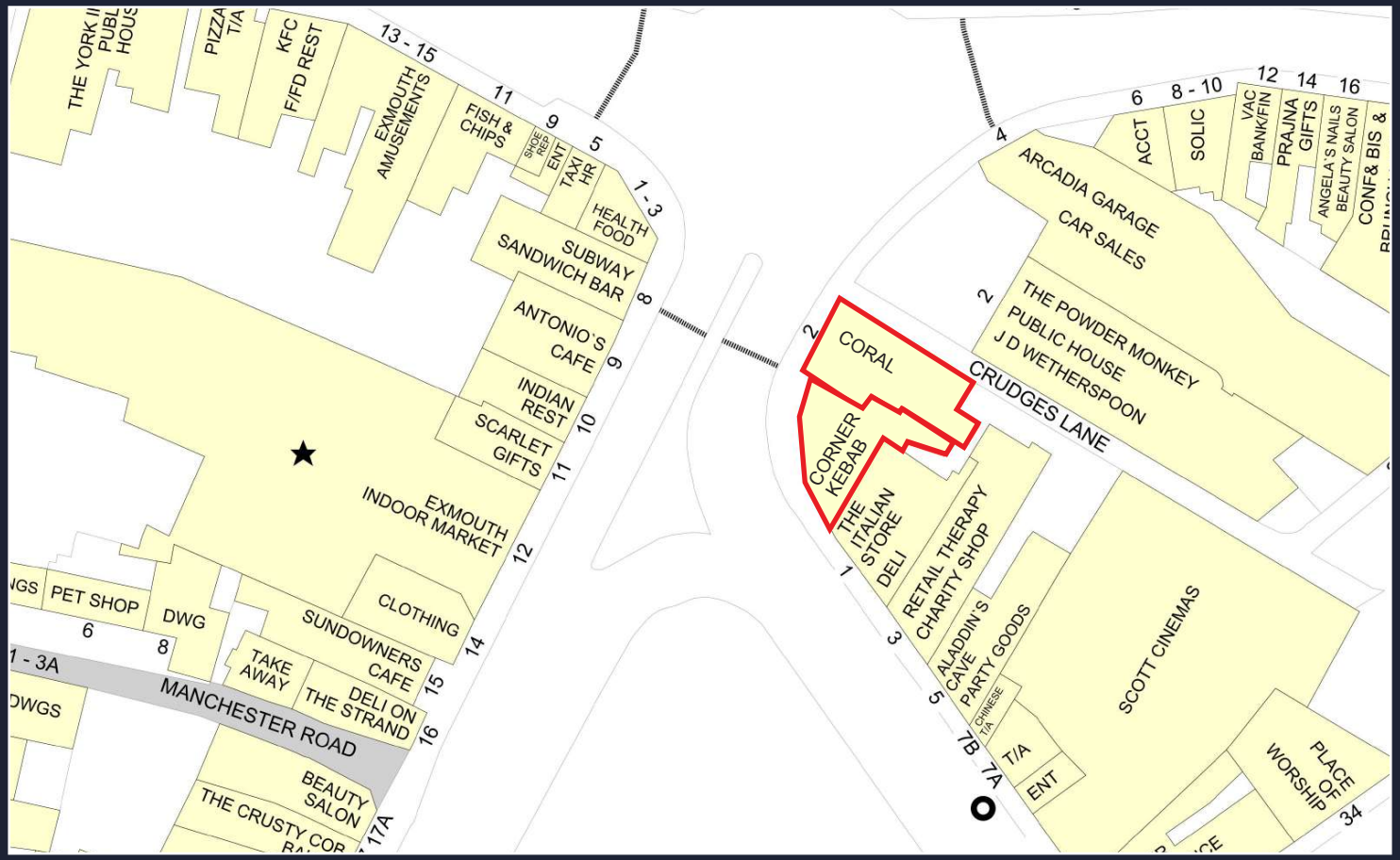
Strong seasonal footfall

GREAT RETAIL OPPORTUNITIES

Description

Exmouth is an attractive town and popular seaside resort with a population of some 32,500. The town is located on the east side of the River Exe, 12 miles south of Exeter.

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		£24,500	£28.32
						TOTAL	£42,755	

PROMINENT RETAIL LOCATION

Location - EX8 1AB

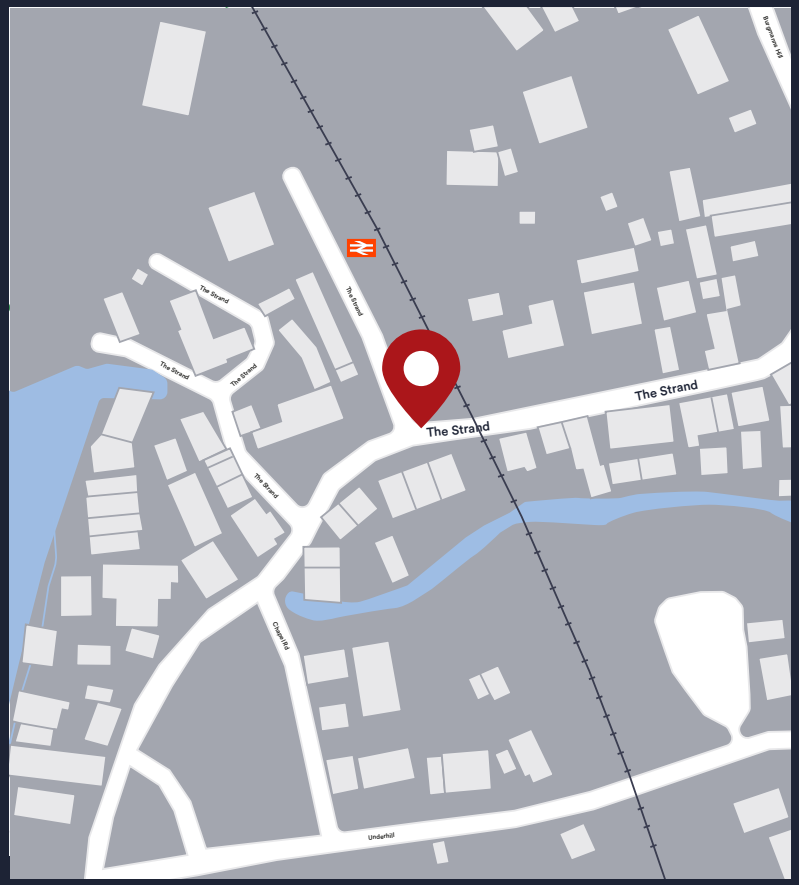
Located at the mouth of the River Exe, Exmouth is surrounded by the charming Devon Countryside yet is only twelve miles by road or rail from the Cathedral City of Exeter with its intercity railway station, airport, connection to the M5 motorway and all major shops and facilities. The Town of Exmouth enjoys over three miles of golden sands and a huge estuary and East Devon Coastline, including facilities of Woodbury Park Golf and Country Club. A vast range of other amenities including sailing, boating, water skiing, walking, a modern sports centre, swimming pool and a Marina are all available. Exmouth Town also has a range of shops, a variety of Restaurants, Marks and Spencer Foodhall, Several Primary Schools and Exmouth Community College and many other amenities.

SERVICES
Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE
Further information available upon request.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING
Strictly via prior appointment with the appointed agents:



stratton creber commercial

Vicky Bandyszewska
T: 01392 202203
vicky@sccexeter.co.uk

*Potential occupiers to make own enquiries to clarify accuracy of data

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