



12 & 12A High Street, Budleigh Salterton, Devon, EX9 6LQ

Town centre mixed use investment | Popular East Devon seaside town | Separately accessed 2 bedroom maisonette |
Ground floor lock up shop | Ideal investment opportunity | Offered with short term leaseback

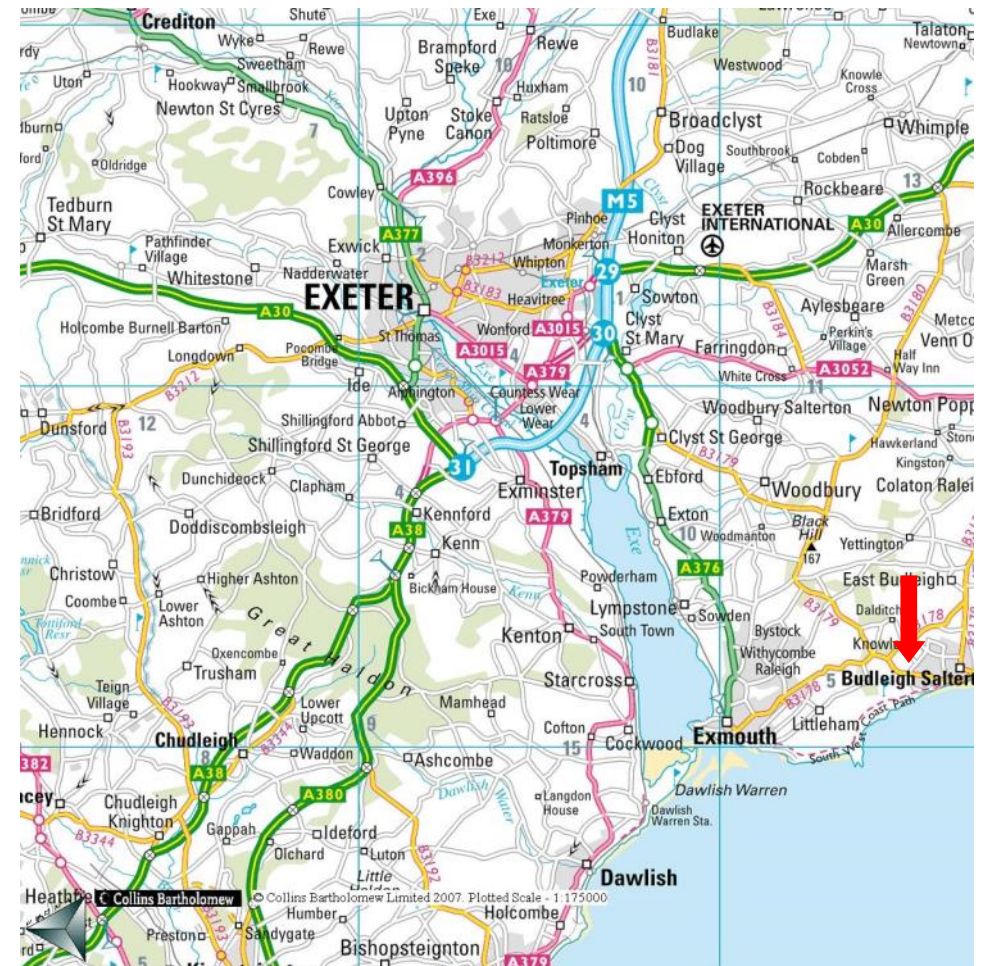
Guide price: £325,000

strattoncrebercommercial.co.uk

INVESTMENT SUMMARY

- Town centre mixed use investment.
- Well established tenants in the town.
- Been in the same ownership for more than 20 years.
- Excellent investment opportunity.
- Freehold, subject to short term leaseback.
- Guide Price: **£325,000.**

LOCATION PLANS





LOCATION

Budleigh Salterton is a popular and highly sought after seaside town approximately 15 miles south of Exeter and situated within an Area of Outstanding Natural Beauty.

The property is situated within the heart of the town centre and an easy walk to the beach and sea.

The town benefits from a good range of shopping facilities, a Health Centre, Churches, Library and Museum. The Cathedral city and county town of Exeter lies approximately 15 miles in a westerly direction with Junction 30 linking to the M5 Motorway and two main line railway stations making it ideal for commuting.

The area is well favoured with local schools with a high reputation and several well patronised Golf courses readily accessible.

DESCRIPTION

The property comprises an attractive end terraced three storey building within a Conservation Area. The property provides a ground floor lock up shop with self-contained residential accommodation above comprising a well-presented two bedroom maisonette with a private balcony to the rear. Access to the shop and maisonette is from the High Street.

There is also pedestrian access from Brook Road to the maisonette and shop from the rear.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Shop/Maisonette	Rating
12	C (55)
12A	E (52)

ACCOMMODATION

Unit	Sq.ft	Sq.m	ITZA
12 High Street	474	44.1	348
12A High Street - X2 bedroom maisonette	On request		
Total:	474	44.1	

COUNCIL TAX & BUSINESS RATES

The following information is provided from the Valuation Office web site:

Shop/Maisonette	Council Tax Band	Rateable Value £
12	-	£9,000
12A	A	-

PHOTOS—MAISONETTE



PHOTOS—SHOP



TENURE

The property is offered for sale Freehold.

VAT

VAT is not applicable to this sale.

PROPOSAL—SALE

The property is offered for sale Freehold subject to a short term leaseback, at a guide price of **£325,000**.

Please contact agent for further details.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk



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