



stratton creber  
commercial

property consultants

## Eggesford Station Yard, Chulmleigh, Devon, EX18 7JZ

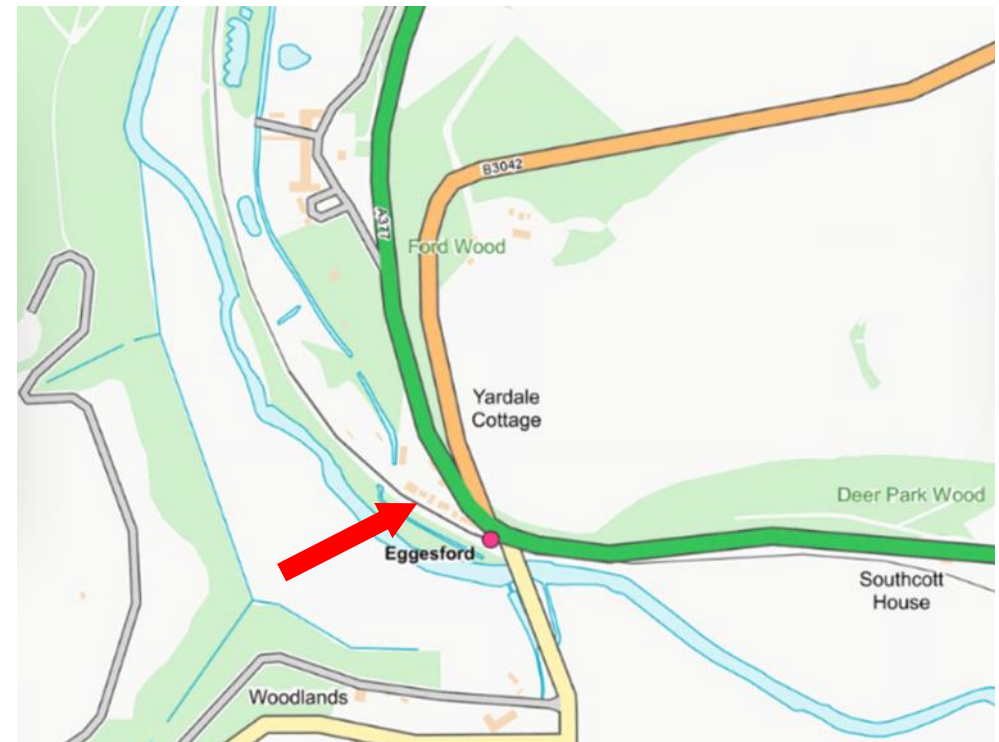
Mixed use investment | 4 longstanding commercial tenants, one vacant unit | Opportunities to enhance income |  
Current rent £32,725 p.a. with substantial reversionary uplift | **Guide price: £580,000**

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## INVESTMENT SUMMARY / LOCATION PLANS

- Mixed-use investment property comprising four detached commercial buildings plus yard/storage areas
- Four well-established commercial tenants
- One vacant new-build property designed for flexible commercial uses including office, shop and leisure, or conversion to residential (subject to planning)
- Adjacent to railway station
- Aggregate net rent £32,725 pa, with reversionary uplift upon letting the vacant unit
- Multiple asset management angles for enhancing rental income or development of the site
- Guide price: **£580,000**.



## LOCATION

Situated adjacent to Eggesford Railway Station and the A377, both of which connect to Exeter, 21 miles to the south east, and Barnstaple, 19 miles to the north west. Bus stop adjacent to site.

Eggesford Station is located in a scenic area of Mid Devon, in the valley of the River Taw. Being mid-way between the largest town in Mid Devon and the city of Exeter, Eggesford Station is a regional hub for commuters, and the nearby Fox & Hounds Country Hotel draws visitors to the area. The Tarka Line railway has nearly 1 million passengers a year and Eggesford, being the mid-way passing point on the line, has considerable potential for further development.

## DESCRIPTION

The site comprises:-

- Unit 2: a new-build, two-storey unit, available with vacant possession ready for internal fit-out to suit tenant's / purchaser's requirements.
- Unit 3: a former railway store, converted to use as a café with terrace for outdoor seating, trading since 2017. Own toilet. Currently tenanted.
- Unit 4: Steel portal frame workshop building with profile metal cladding and concrete block walls. Currently divided to form two units, of which Unit 4b currently trades as a farm shop. Unit 4a is occupied for storage. Currently tenanted.
- Unit 5: Steel portal frame workshop building with profile metal cladding and two roller-shutter doors. Own toilet. Currently tenanted.
- Ancillary buildings: a pump house housing water system pumps and filtration systems, and a toilet block comprising portable building.
- External parking and access areas, plus land suitable for creation of secure yard areas. Also portacabin toilet block and pump house & borehole for water

## BUSINESS RATES

The property is not currently subject to any business rates assessments, and therefore no business rates are payable.

## ACCOMMODATION

Estimated Gross Internal Areas of lettable units as follows:

Unit	Use	Sq.ft	Sq.m
Unit 2	New-build, detached building on two floors	971	90
Unit 3	Café	968	90
Unit 4a	Workshop/storage	506	47
Unit 4b	Farm shop	1,005	93
Unit 5	Workshop	1,561	145
<b>Total :</b>		<b>5,011</b>	<b>465</b>

## TENANCIES

Four commercial tenancies, all on short-term Law Society leases in personal names. Rents exclusive of all service charge costs.

**Unit 3 (café):** Term to 30th November 2027, rent £10,800 p.a. exclusive rising to £12,420 p.a.

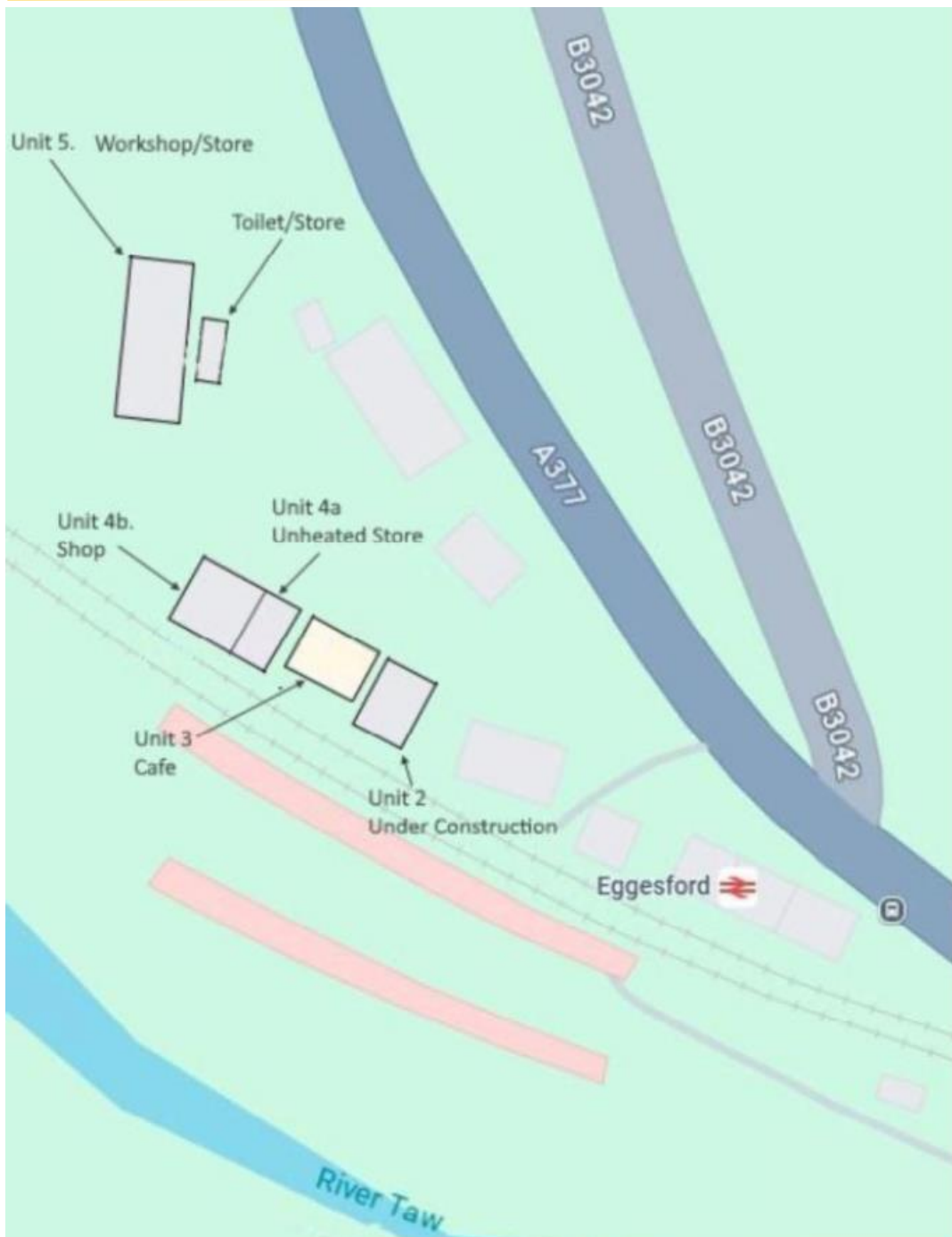
**Unit 4a (storage):** Term 1st November 2025 to 30th April 2026, rent £4,650 p.a. exclusive

**Unit 4b (farm shop):** Term to 30th August 2028, rent £8,200 p.a. exclusive.

**Unit 5 (workshop):** Term to 31st December 2026, rent £9,075 p.a. exclusive.

Aggregate passing rent therefore £32,725 p.a. exclusive.







## TENURE

Freehold subject to tenancies.

## PROPOSAL

The freehold interests comprising the property are to be offered by way of a sale of the holding/management company, which is offered at a guide price of **£580,000**.

## VAT

VAT is not chargeable to the purchase price.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

Unit	EPC Rating
3	B
4b	C
5	D

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser 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.

## FURTHER INFORMATION

Further information available from the agents.

## VIEWING

Viewing is strictly by prior appointment through the sole agents:

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

Contact: Tom Churchward / Jonathan Ling  
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