

FOR SALE OR TO LET

Prominent Double Fronted Retail / Office Premises in Popular Coastal Town



47 High Street, Budleigh Salterton, EX9 6LF

Location & Description:

The property occupies a prominent position in the High Street in the popular and busy coastal town of Budleigh Salterton. This picturesque East Devon town lies approximately 13 miles south east of Exeter. The shop lies close to the free public car park off Station Road and the town has a variety of mainly independent retailers.

This attractive property comprises a large double fronted ground floor retail or office premises, forming part of a three storey period mid terrace building. The shop has excellent display windows on to the High Street with central door access and was, until recently, used as estate agency offices. Internally, the main retail or office area to the front is particularly appealing being open plan (with one separate office / meeting room, which could easily be removed if not required) with LED lighting, spotlighting (to the windows) and night storage heating. To the rear, there is a kitchenette and toilet facility together with several separate basic offices and / or stores.

The property is available to let on a new lease or alternatively the long leasehold is also for sale (further details below) with the premises suitable for retail or office uses, subject to planning. The rear ancillary office and storage accommodation was previously granted planning permission for a one bedroom self-contained flat (ref 12/0868/FUL) in 2012.

These retail or office premises therefore offers a rare opportunity to purchase a long leasehold interest (with approx. 103 years still remaining on the lease) in attractive ground floor premises which also has a potential residential redevelopment opportunity.

Accommodation:

The accommodation can be summarised as follows (average dimensions were taken and all areas are approximate):

Accommodation	Area Sq.m.	Area Sq.ft.
Retail / Office	77.81	838
Kitchenette	3.20	34
Offices and Stores	49.67	536
TOTAL	130.68	1,408

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £16,250
 Rates Payable for 2020 / 2021: £8,108.75

Price / Terms:

The long leasehold interest in the ground floor is available with vacant possession at a Guide Price of £197,500. The long lease is 125 years from 18th December 1998 so there are approximately 103 years remaining on the lease at a peppercorn rent.

Alternatively, a new Full Repairing and Insuring lease is also available on a term to be negotiated at an initial rent of £15,950 per annum exclusive.

VAT:

The property is not elected for VAT and therefore VAT will not be applicable to the sale price or rent as appropriate.

Energy Performance Certificate (EPC):

The energy performance certificate rating is D89. The full certificate and recommendations can be provided on request.

Money Laundering Regulation Compliance:

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

For further information or to view the premises, please contact the sole agents:

Haarer Goss
chartered surveyors
17 Barnfield Road
EXETER
EX1 1RR
☎ (01392) 251171
✉ mark@haarergoss.co.uk

Contact: Mark Beskeen

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Location Plans – 47 High Street, Budleigh Salterton

