

VDBM

Chartered Surveyors

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51 THE PARADE EXMOUTH, EX8 1RD



- **FREEHOLD INVESTMENT FOR SALE**
- **FULLY LET TO WILLIAM HILL**
- **RENT £29,000 PAX**
- **CONSENT FOR RESIDENTIAL CONVERSION OF UPPER PARTS**

LOCATION

The property is situated in the centre of Exmouth. See over for location plan.

Exmouth is a popular seaside tourist resort with a resident population of around 34,500 people situated approximately 11 miles southeast of Exeter.

DESCRIPTION

Property comprises a ground floor shop occupied as a betting office together with extensive first, second and third floor accommodation. There is pedestrian access to the rear together with external stores.

The owners have received notification from East Devon District Council that Prior Approval is not required for the change of use of the upper floors to 4 flats. This is for a period of 3 years from 16.11.2016.

ACCOMMODATION

Ground Floor	1,065 sq ft
First Floor	862 sq ft
Second Floor - 4 rooms	
Third Floor - 4 rooms	

TERMS

The entire property is let for a term expiring 20.08.2023 to William Hill Organisation Limited. The property is let on full repairing and insuring terms subject to an internal only schedule of condition to the upper parts. William Hill have previously indicated that they would be prepared to relinquish the upper parts of the property.

GUIDE PRICE

£450,000 FREEHOLD

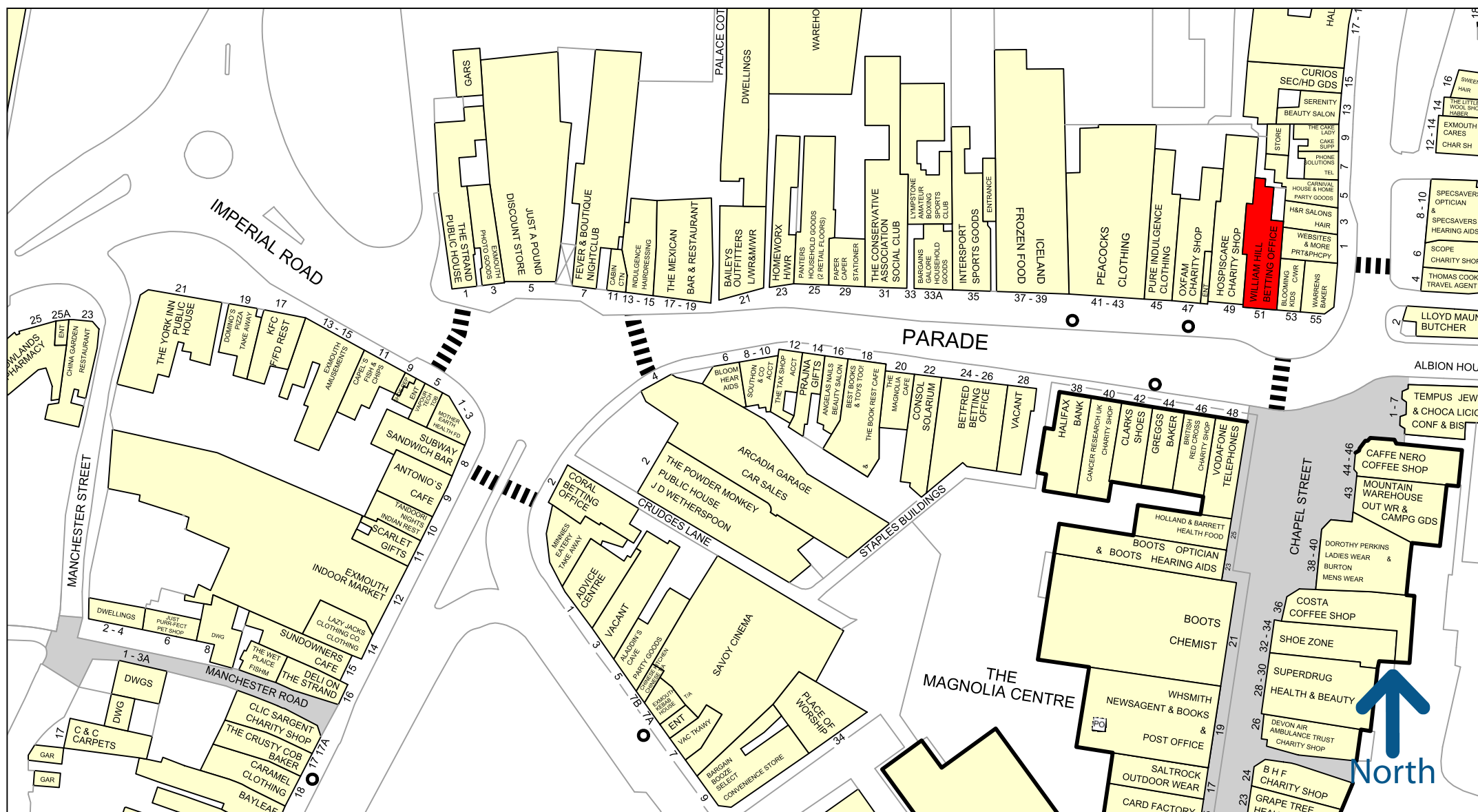
EPC

An Energy Performance Certificate (EPC) has been ordered.

VIEWING

May be arranged through VDBM in accordance with the tenant's procedures, including photo ID, for suitably qualified buyers by contacting VDBM on 01923-845222.

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**



Experian Goad Plan Created: 30/05/2019
Created By: Van De Berg Management Ltd