

# FOR SALE

## On Behalf of Devon County Council

### 2- 4 Meeting Street Exmouth, EX8 1LN



- Offices and workshop premises
- Convenient town centre location
- Potential for conversion or redevelopment (subject to planning)
- Site area extends to approximately 0.11 acres (0.046 hectares)
- Offers are invited, conditional or unconditional upon planning

**Contact: Adrian Priest**  
**T: 01392 351000 or 07821302078**  
**E: [agency.exeter@norsegroup.co.uk](mailto:agency.exeter@norsegroup.co.uk)**

**Location**

The property is conveniently located within easy reach of Exmouth town centre's comprehensive range of shops, restaurants, leisure amenities, the sea front and the marina, as well as to primary, secondary and further education establishments. Exmouth train station is within 0.25 miles, providing regular services to and from Exeter city centre and there are good road links via the A376 to Junction 30 of the M5 motorway and the A30 trunk road, enabling easy access to Exeter, Bristol and the far South West. The property adjoins the Glenorchy United Reformed Church, with other neighbouring properties being predominantly residential.

**Description**

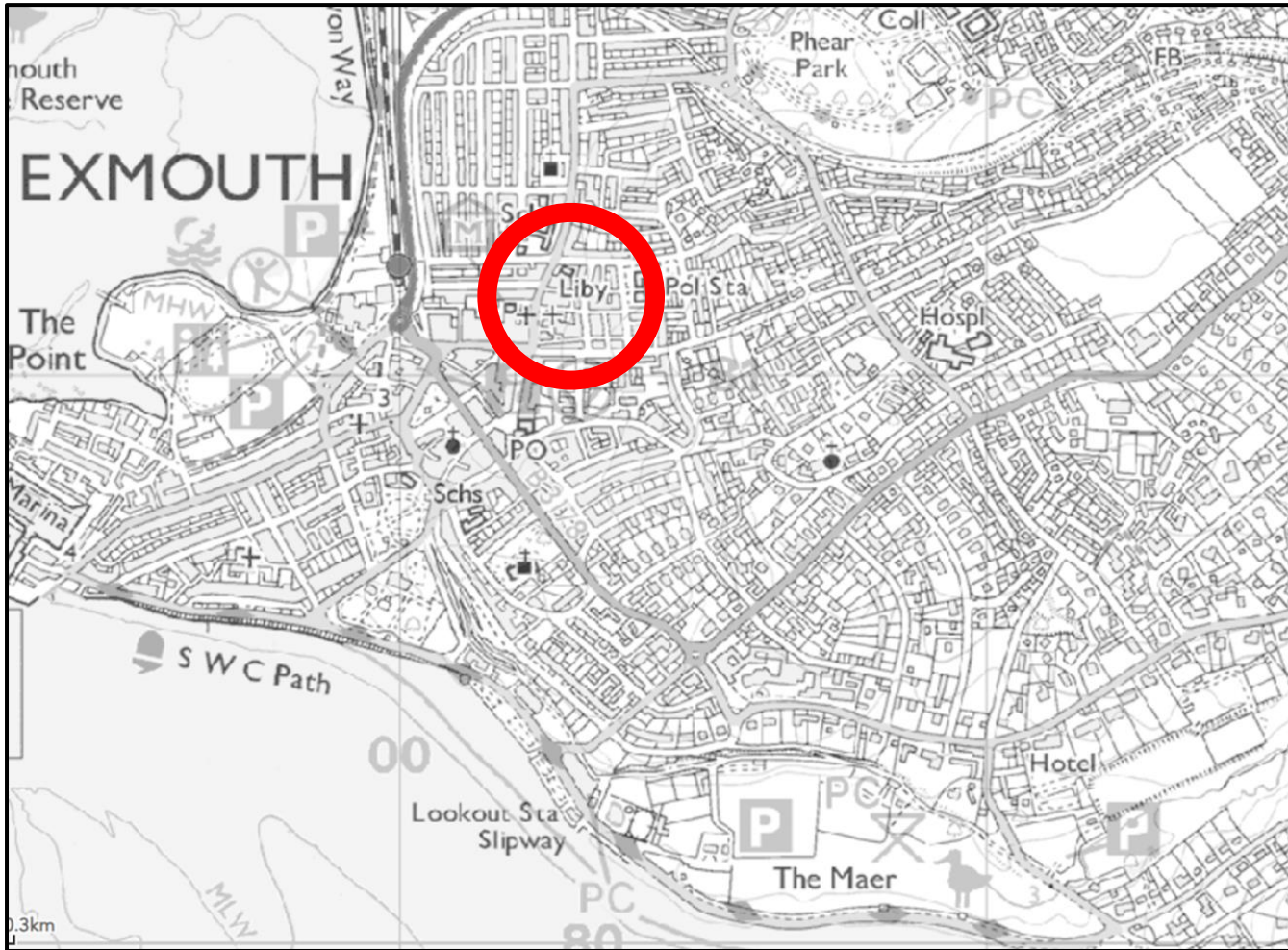
The property comprises a level site held by Devon County Council under title DN 356870 and extending to approximately 0.11 acres (0.046 hectares). For identification purposes the site is shown edged in red on the OS extract included within these marketing particulars. On the site there are two buildings traditionally constructed in the mid 1990's with the principal one (No. 2 Meeting Street) providing accommodation arranged over two floors and currently used as offices / healthcare consulting rooms, with an overall gross internal area of approximately 2114 sq ft (196.4 sqm). The other building (No.4 Meeting Street) fronts the road with accommodation also arranged over two floors with the ground floor currently being used as a craft workshop and the first floor, approached via an external staircase, being used as an office/meeting room with a kitchen area. The overall gross internal area of this building is approximately 786 sqft (73 sqm). There is an area of courtyard providing parking on site for about 5 vehicles.

**Access**

Vehicular and pedestrian access is available directly off the public highway.

**Tenure**

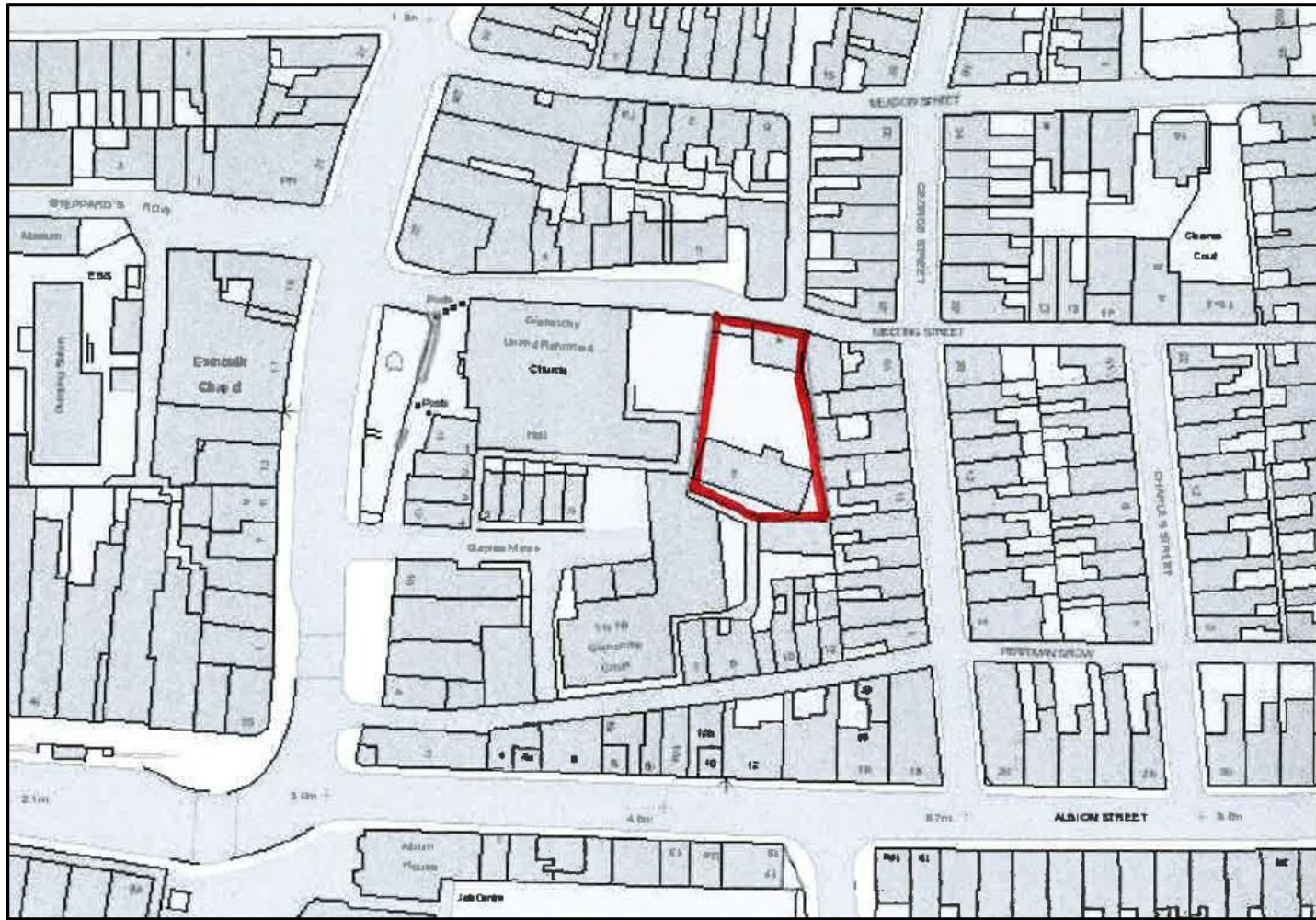
The site will be sold freehold with vacant possession on completion. It should be noted that both buildings are currently occupied but will be vacated by September 2024.



South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000  
swnorse.co.uk

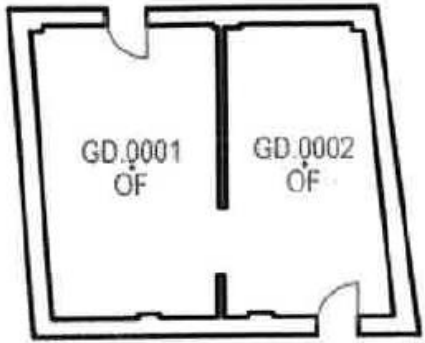




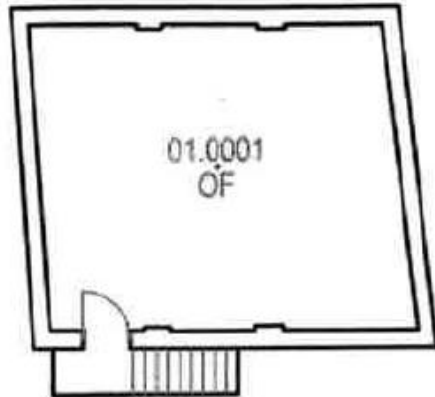
South West Nourse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

**Accommodation**

No. 4 Meeting Street



GD 0001 – Office / Workshop; 205 sq ft (19 sqm)  
GD 0002 – Office / Workshop; 183 sq ft (17 sqm)

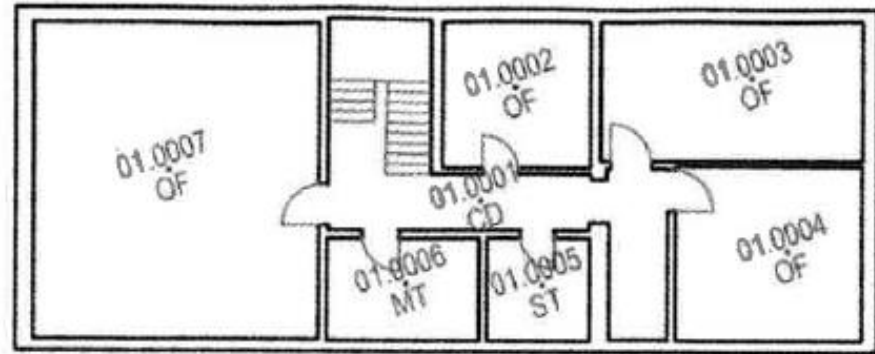
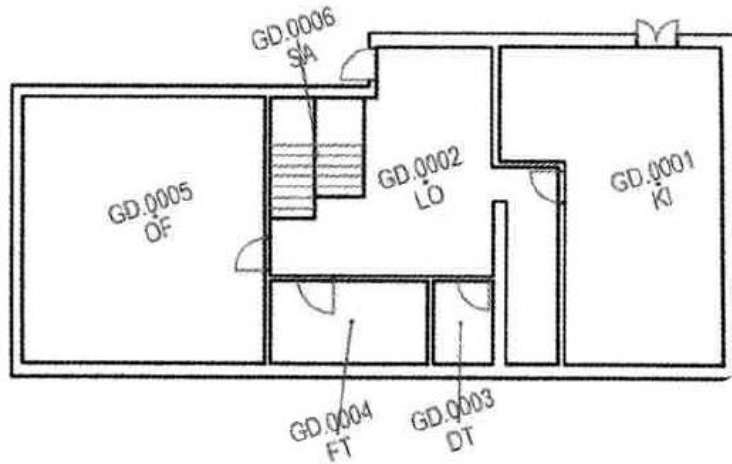


01 0001 – Office with kitchen area; 398 sq ft (37 sqm) and accessed via an external staircase



**Accommodation**

No. 2 Meeting Street



- GD 0001 – Kitchen; 323 sq ft (30 sqm)
- GD 0002 – Lobby / Circulation space: 258 sq ft (24 sqm)
- GD 0003 – Disabled WC
- GD 0004 - WC
- GD 0005 - Office; 355 sq ft (33 sqm)
- GD 0006 - Stairwell

- 01 0001 – Circulation space
- 01 0002 – Office; 86 sq ft (8 sqm)
- 01 0003 – Office; 140 sq ft (13 sqm)
- 01 0004 – Office; 129 sq ft (12 sqm)
- 01 0005 – Store Cupboard
- 01 0006 – WC
- 01 0007 – Office; 355 sq ft (33 sqm)

**Services**

Mains water, electricity and drainage are connected to the property. Prospective purchasers should satisfy themselves through their own enquiries to the relevant authority as to the availability, suitability and capacity of services to the site.

**Business Rates**

To be advised

**Planning**

Interested parties should make planning enquiries regarding development potential to the Local Planning Authority, East Devon District Council on 01404 515616 or Email [planningwest@eastdevon.gov.uk](mailto:planningwest@eastdevon.gov.uk).

**Guide Price**

The property is being offered for sale without any guide price but offers conditional or unconditional upon planning are being invited.

**VAT**

Interested parties are advised that the County Council, as Vendor, has confirmed that it is not intended to charge VAT on the purchase of the property.

**Viewing**

By appointment only, please contact Adrian Priest at South West Norse to arrange a viewing.

**T:** 01392 351052 or 01392 351000 / 07821 302078

**E:** [agency.exeter@norsegroup.co.uk](mailto:agency.exeter@norsegroup.co.uk)







**EPC**

The Energy Performance at the site is Band E Rating based on commercial use, as below. The current EPC, Certificate Reference Number 0080-8202-0370-2400-2014, is valid until 17 September 2030 (unless superseded by a later certificate).

**More energy efficient**

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**Less energy efficient**

**◀ 103** This is how energy efficient the building is.

### **Health & Safety**

All visits must be accompanied.

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

### **Important Notices**

South West Norse for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

5. The vendors do not undertake to accept the highest or any of the tenders or offers received.

6. South West Norse is obliged under the Proceeds of Crime Act 2002 [ as amended] and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2022 to verify the identity of the purchaser of any description.

### **Misrepresentation Act 1967**

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.