



1 High Street, Exmouth, EX8 1NN

GUIDE PRICE

£395,000

TENURE Freehold



A fantastic mixed commercial and residential investment property briefly comprising a ground floor café/children's play space/gaming zone retail premises, studio flat and three flats above. This deceptively large, extended, two storey, mid-terrace, property represents a great example of a well-run lettings vehicle and as such will appeal to a multitude of investor landlords on the lookout for a high-yielding rent machine.

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THE ACCOMMODATION COMPRISES:

COMMERCIAL: Ground floor: Cafe/children's play space, leading to gaming zone, cloakroom/WC's.

RESIDENTIAL: Ground floor (to rear)

FLAT 4: Hall, bed/living room, kitchen, shower room/WC.

First floor

FLAT 1: Reception hall, kitchen, living room, bathroom/WC (stairs leading to SECOND FLOOR), two bedrooms.

FLAT 2: Hallway with utility cupboard, kitchen/living room, bedroom with en-suite shower room/WC.

FLAT 3: Hallway, cloakroom/WC, kitchen, living room ,bedroom with en-suite shower room.

TENURE: Freehold subject to tenancies.

TENANCIES

COMMERCIAL: Tenant holding over from an original lease dated from 8th November 2019 to 7th November 2020. The current rents reserved are £625 per calendar month. Please refer to legal pack for security of tenure clause information.

RESIDENTIAL:

FLAT 1: Let on assured shorthold tenancy agreement dated from 27th March 2018 with current rents reserved of £775 per calendar month.

FLAT 2: Let on assured shorthold tenancy agreement dated from 2nd September 2025 with current rents reserved of £725 per calendar month.

FLAT 3: Let on assured shorthold tenancy agreement dated from 14th February 2024 with current rents reserved of £825 per calendar month.

FLAT 4: Let on assured shorthold tenancy agreement dated from 1st November 2024 with current rents reserved of £600 per calendar month.

EPC'S:

Commercial rating: B.

Residential ratings: Flat 1: D; Flat 2: D; Flat 3: C; Flat 4: D.

WHAT3WORDS ///stove.third.rewarding

BROADBAND & MOBILE COVERAGE:

Broadband: Ultrafast available

Mobile: Likely inside. Likely outside.

Source: ofcom.org.uk