



# Investment For Sale

Viewing by prior appointment with  
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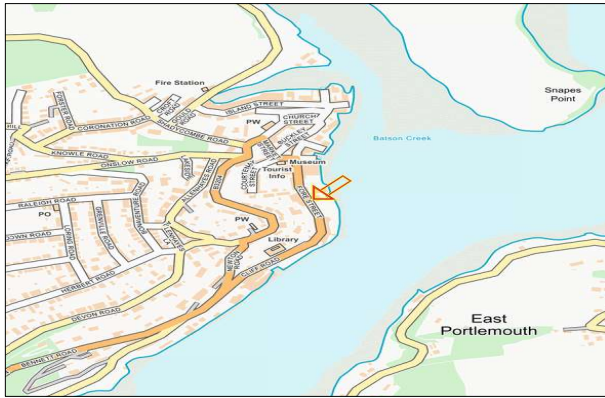
Freehold investment opportunity

Prime location in the sought after seaside town of Salcombe

Currently let until August 2025 although long standing tenant likely to renew.

Current annual rent £16,000 per annum

Asking price £250,000



## Location & Description

The town of Salcombe is located within an area of special scientific interest, a Marine Local Nature Reserve and an area of outstanding natural beauty at the mouth of Kingsbridge Estuary. The town which is within easy access of sandy beaches is located in the popular tourist area of South Hams in Devon. Salcombe being highly regarded by the yachting fraternity and whilst the town has a population of approximately 2,000 inhabitants this is boosted significantly on a seasonal basis due to its tourist status and a significant proportion of second home ownership.

An attractive double fronted retail unit located in the centre of Salcombe town with lovely water views immediately opposite looking over to East Portsmouth. The unit comprises an open plan sales area with changing rooms and a WC facility to the rear.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground floor sales:	29.82 sq m	321.02 sq ft
Ancillary & WC:	5.15 sq m	55.52 sq ft

## Tenure

Our clients are looking to dispose of their freehold interest and are seeking offers in the region of £250,000.

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £12,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D (100)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14864 (March 2024)



### Plymouth Office

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