



Land South Of Fosseway Court, The Esplanade, Seaton EX12 2LP

FOR SALE

Development Opportunity on the
Jurassic Coast

1,195 Sq Ft
(111 Sq M)

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DESCRIPTION

A unique opportunity to acquire the long leasehold of Seaton Moridinum. With impressive sea views, the property would suit a food a beverage operation development or refurbishment, subject to all the necessary consents being obtained. Any interested parties will be provided with an information pack, including some design brief ideas.

- ✓ **Prominent tourist location**
- ✓ **Opportunity for development**
- ✓ **Impressive sea views**
- ✓ **Location offers high footfall**

LOCATION

Seaton is a seaside town overlooking Seaton Bay on the Jurassic Coast, located just off the A3052 in East Devon, between Axmouth and Beer. The Moridinum occupies a prominent position on the Esplanade looking out over the sea, benefiting from high footfall.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	1,195	111
Total	1,195	111

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

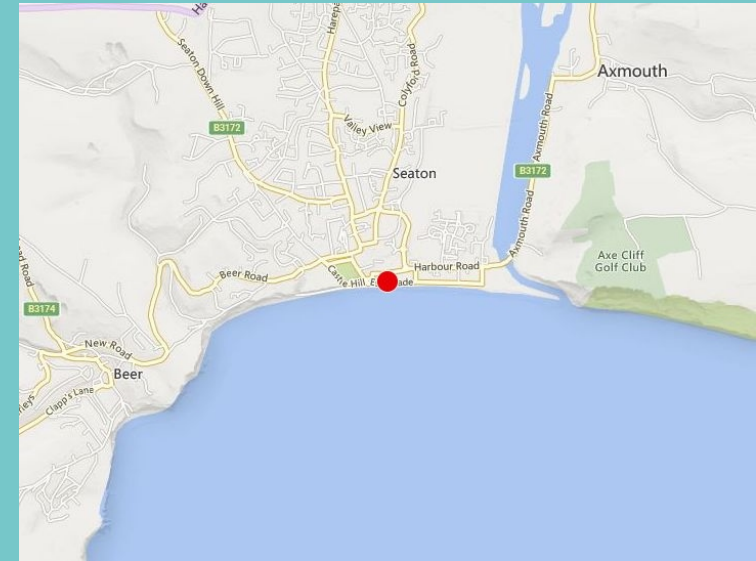
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A public walkway runs above the site with far reaching views, attracting further footfall. This will need to be retained with improvements incorporated to the seating area above.

EPC

It is not believed that an EPC is required as energy is not used to condition the interior climate. However, please make your own enquiries in this respect



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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