



89 & 89A Mill Street, Ottery St. Mary, EX11 1AJ

Guide Price £325,000

🛏 2 🍳 2 🚿 2



This mixed-use freehold property presents a rare and versatile opportunity for investors, business owners, and developers alike. Occupying a prominent position, the building offers a generous commercial unit on the ground floor along with spacious, well-arranged residential accommodation above. The site lends itself to a wide range of uses and offers significant scope for future enhancement, subject to the relevant planning permissions.

The existing business is available to purchase, should the buyer wish to continue a very successful business built up over several years, with long-established customer relationships (further information is available by request). There is a large retail area with a workshop, yard and two large workshops. The residential flat on the first floor is completely separate and accessed via its own private front door. This is a deceptively spacious flat with a reception hall, dual aspect sitting room/dining room, well-equipped kitchen, utility room, two double bedrooms and a family bathroom. A large loft space lends itself to be converted into additional accommodation if required, subject to the necessary planning consents/permissions. This would make a comfortable home for a business owner to live above their shop/commercial enterprise or as instant income for a buy-to-let investor.

In all, a substantial property that must be viewed to fully appreciate the scope and potential on offer.

Ottery St Mary is renowned for its welcoming community and excellent amenities. Ottery St Mary offers the best of town and country living. You'll find supermarkets (including Sainsbury's), pubs, cafes, churches, medical services, a hospital, and a sports centre all close by. Families will appreciate the highly regarded local schools, while commuters benefit from superb transport links – Exeter is just 10 miles away, Honiton (with mainline rail to London Waterloo) 6 miles, and the coast at Sidmouth is a mere 6 miles.

DIRECTIONS [///universe.unites.joints](http://universe.unites.joints)

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES All mains services are connected

OUTGOINGS Council Tax Band B

TENURE Freehold

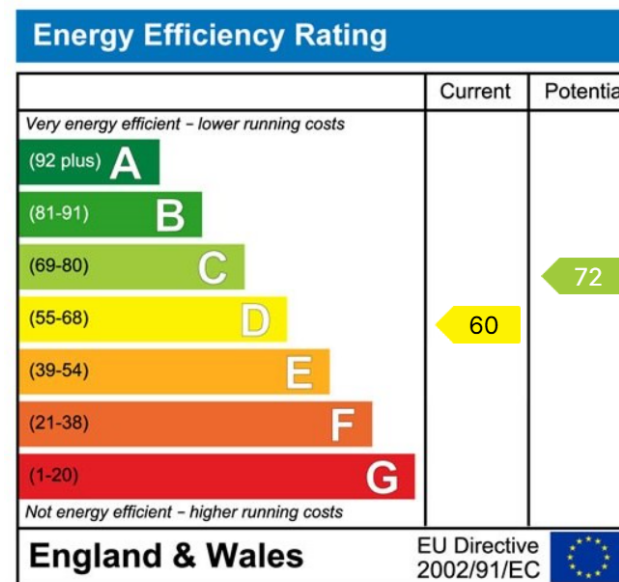
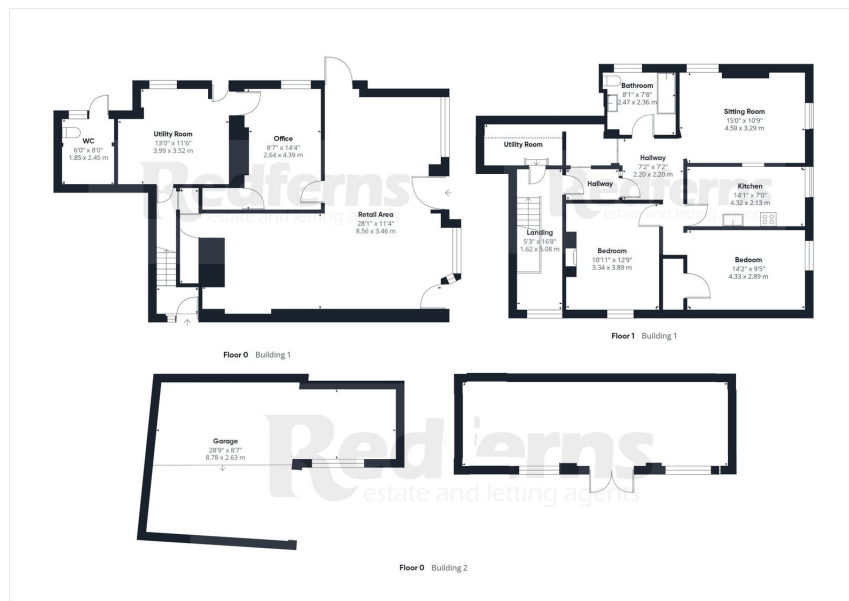
MOBILE & BROADBAND COVERAGE Broadband is not connected to this property. For specific checks, please use checker.ofcom.org.uk

AGENTS NOTE: Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- A superb investment opportunity
- Mixed use Commercial and Residential
- Large workshops and yard
- Spacious flat
- No onward chain
- Potential development opportunity
- Large retail area
- Stock room
- Prominent location



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

