



Mill Street, Ottery St. Mary, EX11 1AD

Guide Price £175,000

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A unique opportunity to purchase a town centre property comprising ground floor commercial accommodation and a three-bedroom apartment above, together with a good-sized rear garden.

This mid-terraced freehold commercial and residential property occupies a prominent position on Ottery St Mary's High Street, benefiting from a central location with excellent visibility and strong footfall. The ground floor commercial space is generously proportioned, while the first-floor residential accommodation provides comfortable living space.

The ground floor comprises a commercial unit including a showroom, large kitchen facilities, and a downstairs WC. The premises were previously let as an Indian restaurant, and the flexible layout may suit a variety of commercial uses, subject to the necessary permissions and consents.

The first floor offers three good-sized bedrooms and a bathroom fitted with a white suite. The property benefits from gas central heating.

Externally, there is an excellent-sized rear garden, which could be utilised for a range of purposes - commercial, subject to the appropriate permissions and consents, or for private leisure use if preferred.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band A

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.org.uk)

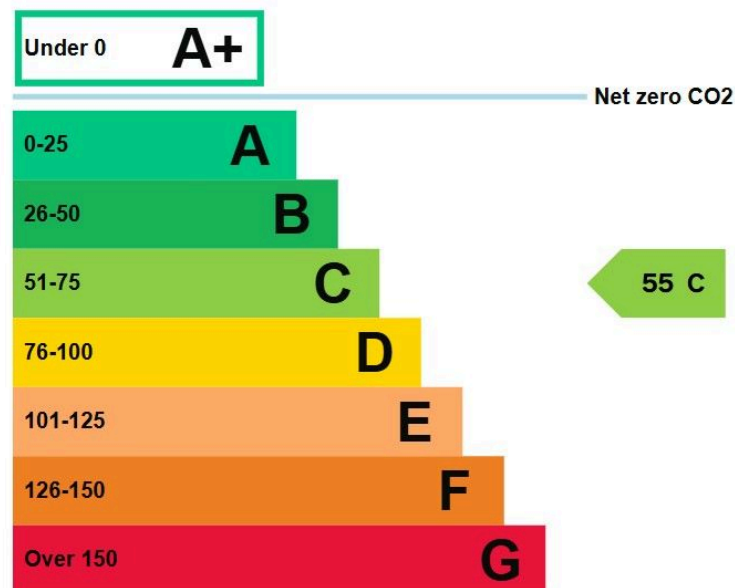
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. **4.** All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.





- Freehold commercial and residential property (Mixed Use)
- Ground floor commercial unit with flexible layout
- Large commercial kitchen facilities
- Three-bedroom apartment on the first floor
- Generous rear garden with potential for various uses (subject to consents)
- High Street position with excellent visibility and footfall
- Previously operated as an Indian restaurant
- Downstairs WC
- Bathroom fitted with a white suite
- Excellent investment/owner-occupier opportunity



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