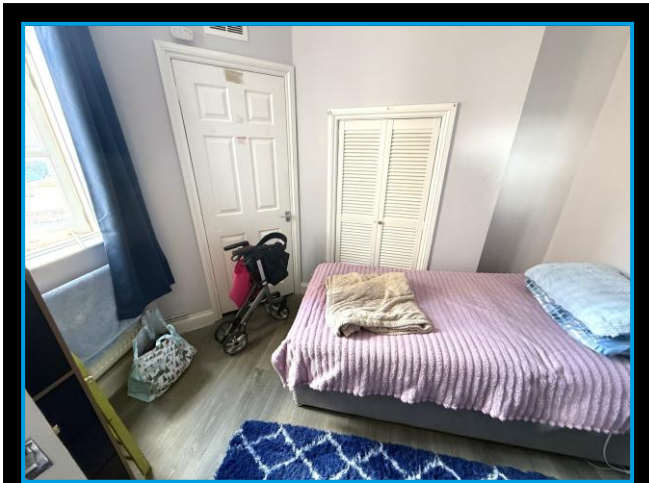


Auction Guide Price £525,000 Temple Winds, Beacon Hill, Exmouth, EX8 1PB



- Prominent four-storey mixed-use building
 - Ground commercial/retail space floor hybrid art gallery and café
 - 9 residential flats
 - Flats fully let on Assured Shorthold Tenancies
 - Current combined rental income: £68,580 per annum
 - Located close to the seafront and town centre amenities
 - Established investment with potential to enhance income, subject to market conditions
- To Be Sold Via Online Auction Saturday 4th July 2026**



A versatile and substantial investment opportunity in one of East Devon`s most popular coastal towns.

ACCOMMODATION

COMMERCIAL

Ground floor: Shop with main seating and servery areas, kitchen, WC`s.

Lower Ground Floor

Orchid: Kitchen/living room, bedroom with en-suite shower room/WC, utility.

Iris: Lobby, kitchen/living room, bedroom with en-suite shower room/WC.

Ground Floor

Communal entrance, stairs to lower ground floor level and rising to upper floors.

First Floor

Dahlia: Kitchen/living room, bedroom with en-suite shower room/WC;

Rose: Kitchen/living room, bedroom with en-suite shower room/WC;

Lily: kitchen/living room, bedroom with en-suite shower room/WC.

Second Floor

Lilac: kitchen/living room, bedroom with en-suite shower room/WC;

Daisy (Bedsit): Kitchen/living room/bedroom with bathroom/WC separate and located across the hallway;

Tulip: Kitchen/living/bedroom, bathroom/WC.

Third Floor

Petunia: Kitchen, living room, bedroom and bathroom/WC, Sea & Estuary Views.

Tenure

Freehold subject to tenancies.

Tenancies & Lease Information

RESIDENTIAL

All let on assured shorthold tenancy agreements. Please refer to the auction legal pack for the individual flat details.

EPC Ratings

Residential Flats (by name)

Dahlia: C

Daisy: D.

Iris: D.

Lilac: D.

Lily: C.

Orchid: D.

Petunia: C.

Rose: D.

Tulip: D.

COMMERCIAL:

Ground floor cafe: B.





Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

Auction Legal Pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check the website regularly at www.247propertyauctions.co.uk or contact us on **01395 247000** for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

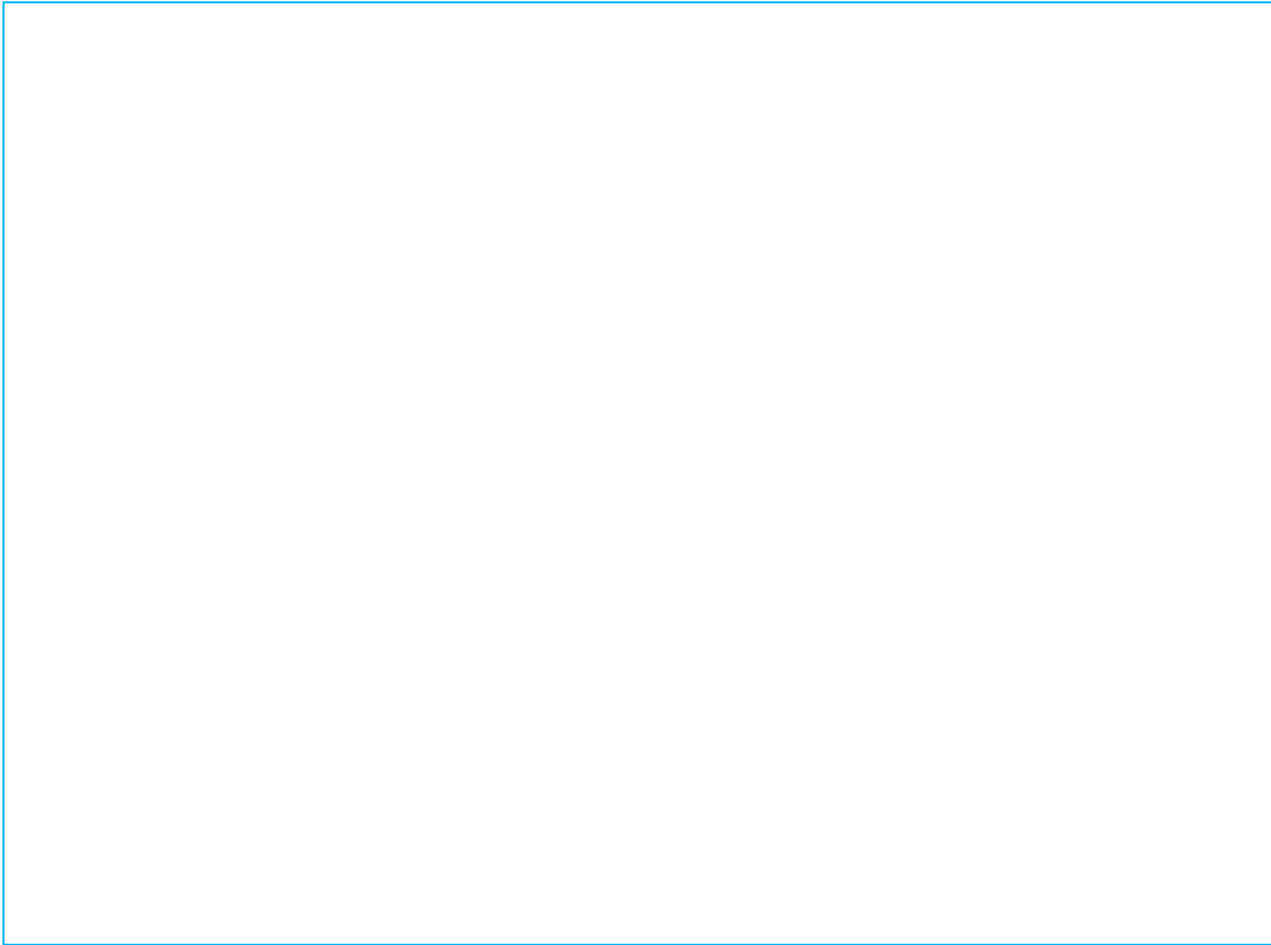
Points To Note

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price. It is the purchaser's responsibility to make all necessary legal, planning, survey and finance enquiries prior to the auction.

Questions?

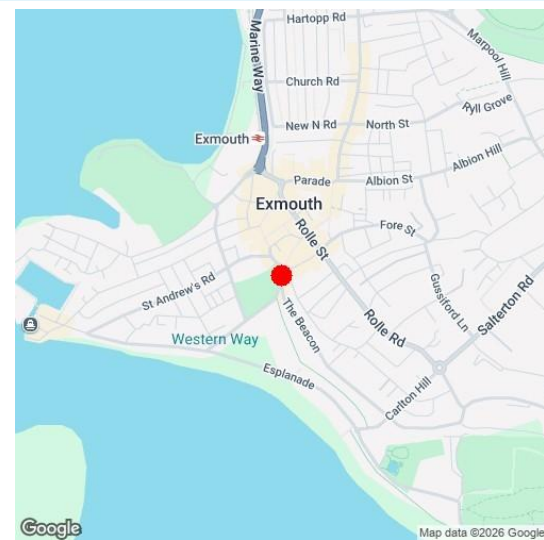
If you have any further queries about this property, please contact 247 Property Auctions on **01395 247000**





Directions

From our prominent Town Centre office, proceed over Rolle Street and into High Street. At the roundabout, the property will be found directly opposite, overlooking Manor Gardens.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.