



East of 
ESTATE AGENTS

Fore Street
Topsham £375,000

Fore Street

Topsham £375,000

A rare opportunity to acquire a substantial freehold mixed-use property in the heart of Topsham. Featuring a spacious ground-floor retail unit with WC and a characterful two-bedroom apartment with separate entrance, kitchen and impressive top-floor living room. Outside is a private rear garden. Ideally located on Fore Street, close to the quayside, amenities and excellent transport links to Exeter.

Freehold mixed-use investment property | Prime Fore Street location | Flexible allocation of external space | Excellent shop frontage | Two-bedroom maisonette – approx. 684 sq ft | Ground floor commercial unit – approx. 333 sq ft | Recent combined income of £22,500 per annum | Attractive investment yield potential | Scope for owner occupation, investment or mixed-use ownership | Attractive rear garden

DESCRIPTION

A rare opportunity to acquire a substantial freehold mixed-use property occupying a prime position on Fore Street, in the heart of the highly sought-after estuary town of Topsham. The property comprises a ground floor commercial premises extending to approximately 333 sq ft together with a spacious two-bedroom maisonette arranged over the upper three floors, extending to approximately 684 sq ft. This versatile property presents an excellent opportunity for owner-occupiers, investors, or those seeking a live/work lifestyle.

The commercial unit comprises a generous retail space with excellent frontage onto Fore Street, providing a bright and flexible sales area suitable for a variety of commercial uses (subject to the necessary consents). The commercial premises also benefits from a cloakroom/WC, providing practical facilities for day-to-day business operations. To the best of the vendor's knowledge, there are no specific restrictions affecting its occupation or use.

The residential accommodation is accessed independently via its own private entrance. Upon entering, you are welcomed into a fitted kitchen before stairs rise to the first-floor accommodation. Here, there is a generous principal bedroom, a second bedroom which would also make an ideal nursery, home office or dressing room, together with a well-appointed family bathroom. Occupying the entire second floor is an impressive reception room, flooded with natural light and showcasing attractive period features, creating a wonderful living and entertaining space with an elevated outlook over the surrounding area.

Outside, the property benefits from an enclosed rear garden, featuring a patio area ideal for al fresco dining, with the remainder



laid to garden along with a shed, providing a private outdoor retreat rarely found with properties in such a central town centre location. Depending upon the purchaser's intended use and management strategy, the garden could be allocated to either the commercial premises or the residential accommodation, offering additional flexibility and potential to enhance occupier appeal.

The property has most recently generated a combined rental income of £22,500 per annum from the commercial and residential elements, representing an attractive gross yield in excess of 6% at the appropriate asking price level.

LOCATION

Occupying a prominent position on the bustling Fore Street, this property is situated in the very heart of Topsham, one of Devon's most sought-after estuary towns. Renowned for its rich maritime history and vibrant community, Topsham offers an excellent mix of independent boutiques, cafés, award-winning restaurants, traditional pubs and everyday amenities, all just moments from the doorstep.

The picturesque quayside and River Exe Estuary are a short stroll away, providing beautiful waterside walks, cycling routes and opportunities for sailing and other outdoor pursuits. Topsham also benefits from excellent transport links, including its own railway station with regular services to Exeter and Exmouth, while the M5 and A30 are easily accessible. The cathedral city of Exeter lies approximately four miles away, offering an extensive range of shopping, leisure and cultural facilities.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: B

Council: Exeter City Council

Parking: On Street Permit Parking

Garden: Rear Garden

Electricity: TBC

Gas: TBC

Heating: TBC

Water supply: TBC

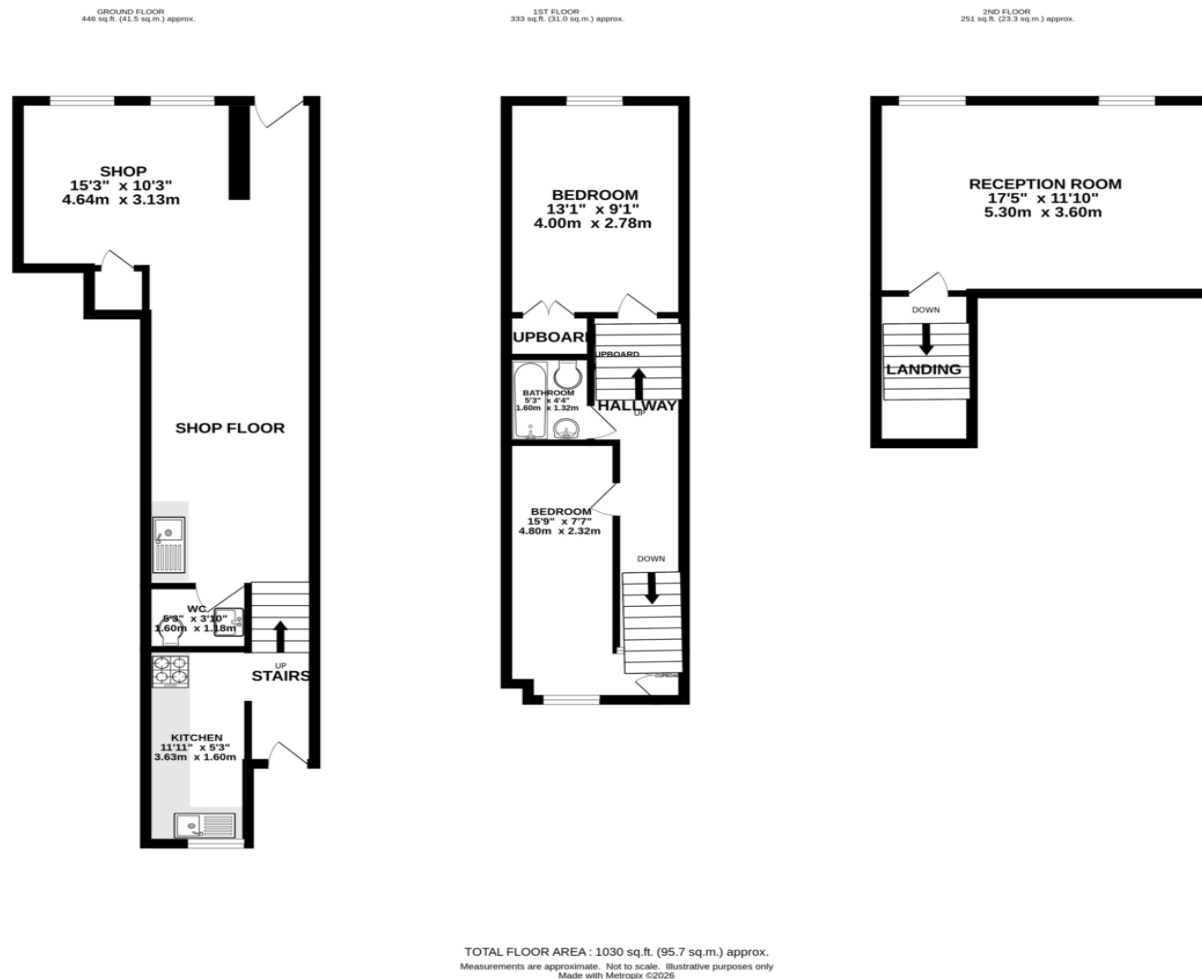
Sewerage: TBC

Broadband: Full Fibre Broadband available with upto 1600mbps download and up to 115 mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE & Vodafone.

Please Note: We should advise that this property does have two flying freeholds to both neighbouring properties. Buyers are advised to seek their own independent legal advice and consult with a broker if finance is required.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967