

FOR SALE

The Strand and The Cornerhouse, 1 & 2 The Strand
and 3 The Cornerhouse, Exmouth, Devon, EX8 1AB

Price from

£475,000

Nearby retailers:

TESCO
express

Grape Tree
Feel Good Foods



PREZZO

MIXED USE FREEHOLD INVESTMENT -

with two income producing retail units and five
residential flats above all sold on long leasehold basis



- Prime town centre retail units
- Well-presented prominent corner position
- Adjacent to Memorial Square
- 3 The Strand benefits from Hot Food Takeaway consented use
- Reversionary lease to Coral

LCP.
part of **MCore**

**0117 990
2200**

searchlcp.co.uk



The Strand and The Cornerhouse, 1 & 2 The Strand and 3 The Cornerhouse, Exmouth, Devon, EX8 1AB



A GREAT PLACE TO SHOP

Exmouth is one of the oldest and most picturesque seaside towns in Devon. The town is the gateway to the World Heritage Jurassic Coast and has two miles of sandy beach, which is perfect for water sports and walks.

Exmouth is known as a regional centre for water sports – particularly Kite Surfing, kayaking and windsurfing – but you can do pretty much any water sport here. Exmouth Beach is a beautiful sandy golden beach, perfect for summer days at the seaside, building sandcastles, swimming or playing in the rockpools, or try Sandy Bay - a half mile private beach in a secluded bay. Take a scenic boat trip out across the coast to take in the breathtaking scenery and local history.

Exmouth is on the South east coast of Devon where the river Exe meets the sea. Close to Exeter, this vibrant town offers plenty of walking and cycling routes and water sports as well as local shops and restaurants to enjoy all year round.



Bustling seaside location



Prime town centre location



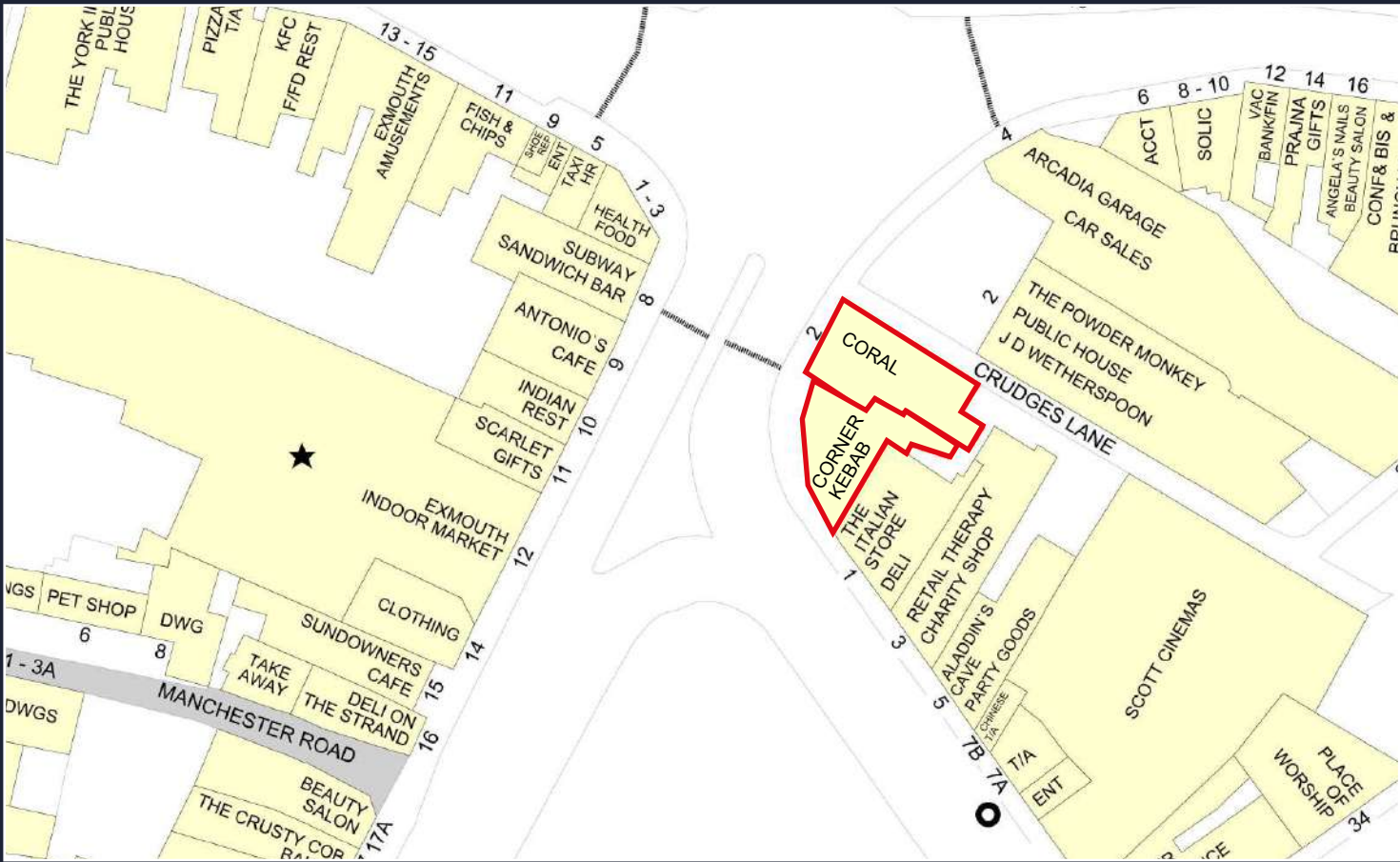
Strong seasonal footfall

GREAT RETAIL OPPORTUNITIES

Description

Exmouth is an attractive town and popular seaside resort with a population of some 32,500. The town is located on the east side of the River Exe, 12 miles south of Exeter.

Areas	Sq.ft	Sq.m
TOTAL	5,352	498



Tenancy Schedule

DEMISE DESCRIPTION	TENANT NAME	SQFT	START	EXPIRY	REVIEW	BREAK	PASSING	PASSING RENT/SQFT
1st Floor Flat, 1-2 The Strand	Residential Long Lease	800	10/09/2021	09/09/2146	10/09/2026		£130	£0.16
2nd Floor Flat, 1-2 The Strand	Residential Long Lease	800	05/02/2021	04/02/2146	01/01/2026		£125	£0.16
Flat 1 The Cornerhouse	Residential Long Lease	667	20/02/2023	19/02/2148			£0	£0.00
Flat 2 The Courthouse	Residential Long Lease	677	06/01/2023	05/01/2148			£0	£0.00
Flat 3 The Cornerhouse	Residential Long Lease	677	09/12/2022	08/12/2147			£0	£0.00
Ground Floor, 1-2 The Strand	Coral Racing Ltd.	866	23/05/2014	22/05/2024			£18,000	£20.79
The Cornershop, 1 The Strand	Corner Kebab	865	11/09/2020	13/01/2030	14/01/2025		£24,500	£28.32
						TOTAL	£42,755	

The Strand and The Cornerhouse, 1 & 2 The Strand and 3 The Cornerhouse, Exmouth, Devon, EX8 1AB

PROMINENT RETAIL LOCATION

Location - EX8 1AB

Located at the mouth of the River Exe, Exmouth is surrounded by the charming Devon Countryside yet is only twelve miles by road or rail from the Cathedral City of Exeter with its intercity railway station, airport, connection to the M5 motorway and all major shops and facilities. The Town of Exmouth enjoys over three miles of golden sands and a huge estuary and East Devon Coastline, including facilities of Woodbury Park Golf and Country Club. A vast range of other amenities including sailing, boating, water skiing, walking, a modern sports centre, swimming pool and a Marina are all available. Exmouth Town also has a range of shops, a variety of Restaurants, Marks and Spencer Foodhall, Several Primary Schools and Exmouth Community College and many other amenities.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

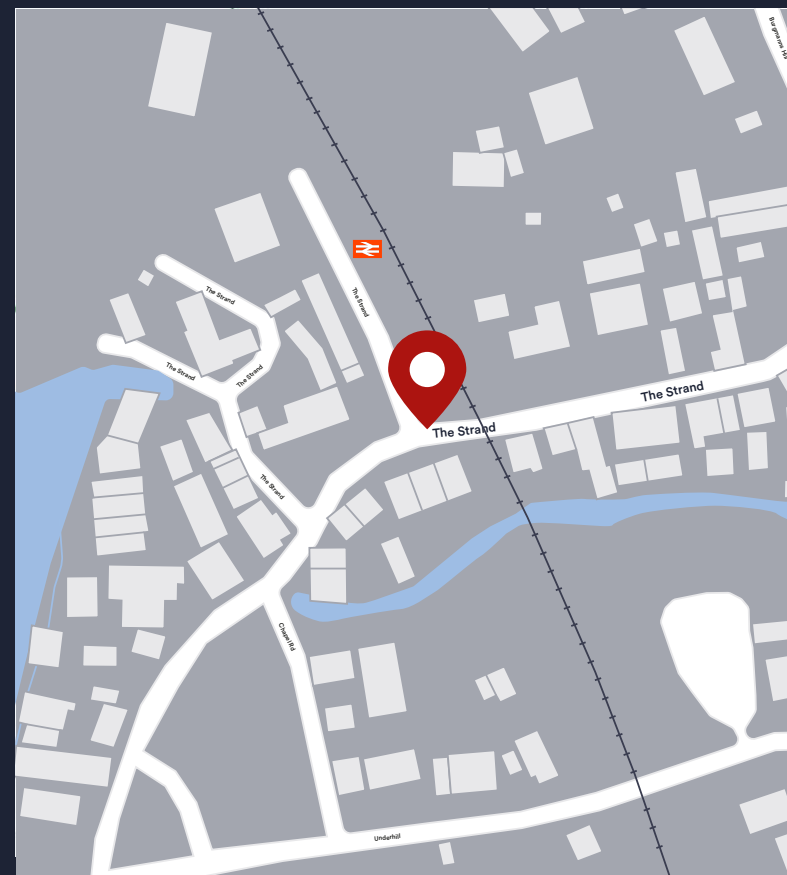
Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agents:



Damian Cook MRICS
T: 01392 202203
damian@sccexeter.co.uk



Owned and Managed by

LCP.
part of M²Core

**0117 990
2200**

searchlcp.co.uk



George Watson
M: 07423 662 487
gwatson@lcpproperties.co.uk

*Potential occupiers to make own enquiries to clarify accuracy of data

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

07-05-25 MAY25