



Tenure

Freehold.

Location

The attractive town of Seaton, with a residential population of 6,500 (increasing to between 8,500 and 9,500 during the months of July and August), lies approximately 30 miles east of Exeter. It is a popular seaside resort town on the coast of Devon, between Sidmouth and Lyme Regis. The property is situated on the junction of Marine Place and Harbour Road with views over the sea front. Occupiers close by include Boots, Lloyds Bank and a number of local occupiers.

Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit with ancillary upper parts. The property benefits from separate access to the rear with a goods lift. The upper floors enjoy views out to the sea.

The property provides the following accommodation and dimensions:

Ground Floor	265.7 sq m	(2,860 sq ft)
First Floor	225.4 sq m	(2,426 sq ft)
Second Floor	86.0 sq m	(926 sq ft)
Total	577.1 sq m	(6,212 sq ft)

NB. Floor areas sourced from www.voa.gov.uk

Development

The building may have potential for redevelopment and/or change of use subject to obtaining all necessary consents. For further information see www.eastdevon.gov.uk.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 38 Seaton**.

Buyer's Premium

The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs

Seaton Marine Place Devon EX12 2QJ

- **Vacant Freehold Shop and Upper Parts**
- **Comprises a shop with two upper floors with sea views**
- **Potential for residential conversion subject to all necessary consents**

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**

