



9 Sheppards Row, Exmouth, Devon EX8 1PW

GUIDE PRICE **£90,000+***

VACANT COMMERCIAL

Description

An interesting opportunity to acquire a vacant currently two storey commercial property situated at the end of a no-through lane in Exmouth town centre, with gated access, yard and storage area. Windows to the first floor have been installed and the property has been stripped out and re-wired. A Grant of Conditional Planning Permission was issued by East Devon District Council, under application number 19/1930/FUL on the 3rd January 2020 for 'Alterations and extension including single storey front and side extension, addition of second storey to building and installation of windows on first floor east elevation', works having been commenced. Whilst the current permission allows for office use, the property would lend itself to a variety of uses subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries.



Situated

Sheppards Row is situated in the heart of Exmouth town centre, offering a wide range of shopping, educational and leisure facilities catering for all age groups, along with its sandy beaches, working harbour and branch line to Exeter city centre.

Proposed Accommodation

Ground Floor

Storage areas.

First Floor

Office, workroom and WC.

Second Floor

Office and WC.

Outside

Yard space and storage area.

Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 320082. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

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VOA Rating

£6,000