



Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB



Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB

Fully Let Mixed Use Investment in the Heart of Thriving Exminster
Gross Rental Income Currently £54,688 Per Annum
Comprising 3 Commercial Units & 3 Residential Flats
Great Spread of Income to Mitigate Risk
Building Subject to Much Recent Investment (Including New Roofs)

LOCATION

Exminster is a village situated around three miles to the south of the city of Exeter, close to the Exeter Ship Canal and River Exe.

Exminster is a thriving village community with all expected amenities serving the affluent local population.

The village is conveniently situated for transport links, being moments away from the M5 motorway, links into Exeter itself and also the A379 to South Devon Coast.

Seaton House is a prominent roadside property on 'Main Road' - the village throughfare that runs through the heart of Exminster. Immediate nearby occupiers include Tesco Express, a pharmacy, estate agent, coffee shop, primary school and two pubs. There is plenty of free off street parking nearby.

DESCRIPTION

Seaton House is made up of three ground floor commercial units: an aesthetics/beauty clinic, a care agency office and a bakery/coffee shop. At first floor level are three self-contained residential flats. To the rear of the property is a good size car park for approximately 8 vehicles.

Seaton House is presented in excellent condition having recently been subject to much investment, including full redecoration of the external walls, full replacement of the pitched slate roof to the main building and replacement of the flat roof to the rear section.

Internally, the tenants present their units to a good standard. The flats have also been subject to recent refurbishment.

The property has a strong recently income of £54,688 per annum, across the six rental income streams giving great spread of investment return and a shield from void risks.

Ref No: 3732

£595,000 Freehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB

The accommodation briefly comprises:-

GROUND FLOOR

1 SEATON HOUSE - CARE GEMS

A ground floor office unit, providing an open plan office area with ancillary space, kitchenette and WC.

Approximate Internal Area: 60m² (645 sq ft)

2 SEATON HOUSE - THE SELF-CARE CLINIC

A smart ground floor unit, recently fully refurbished to a high standard and set out as a beauty clinic.

Comprising:- two treatment rooms, a reception, rear ancillary area with kitchenette and WC.

Approximate Internal Area: 44m² (473 sq ft)

TEIGNBEAN CAFE

A ground floor retail catering unit, with some external seating (not demised) fronting onto parking area.

Comprising:- a lower level shop and servery area with steps up to a commercial kitchen and access to the rear park and store.

Approximate Internal Area: 41m² (441 sq ft)

FIRST FLOOR

FLAT 2

Comprising:- living room, double bedroom, shower room (with WC and wash hand basin), kitchen.

Currently let on an Assured Shorthold Tenancy at a rent of £750 per calendar month.

FLAT 2A

Comprising:- open lounge and kitchen with two bedrooms, shower room (with WC and wash hand basin).

Currently let on an Assured Shorthold Tenancy at a rent of £750 per calendar month.

FLAT 3

Comprising:- lounge, kitchen, double bedroom and shower room (with WC and wash hand basin).

Currently let on an Assured Shorthold Tenancy at a rent of £775 per calendar month.

CAR PARK

To the rear of the property is a car park with spaces for approximately 8 vehicles.

Parking is not demised to the tenants. However, an informal arrangement works whereby each occupier has permission to use a certain section; with the commercial operators using during business hours and the flat tenants using after 6pm and at weekends.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB

TENURE

The property is for sale freehold, subject to the occupational leases and AST's.

1 Seaton House is occupied under a 5 year Internal Repairing Lease from October 2020, by Naomi Clarke. The rent is £9,240 per annum.

The lease allows for an RPI linked upwards only Rent Review in October 2023, which has been reflected in the now passing rent.

2 Seaton House is occupied under a 5 year Internal Repairing Lease from March 2021, by Nikki Chrysanthou.

The rent is £9,348 per annum. The lease allows for an RPI linked upwards only Rent Review in March 2024, which has been reflected in the now passing rent.

TeignBean Café is occupied under a 10 year Internal (& Shopfront) Repairing lease from January 2023 by TeignBean Ltd with Personal Guarantees (lease by extension of an earlier lease form 2017). The tenant has the option to break at the 5th Anniversary, with 6 months prior notice.

The rent is £8,500 per annum. The lease allows for an Upwards Only Market Rent Reviews in 2026 & 2029.

The Security of Tenure provisions of Sections 24-28 of the Landlord & Tenant Act, 1954 are excluded by agreement from all these leases.

The total investment income is currently £54,688 per annum.

EPC RATINGS

Unit 1 (TeignBean) - C

Unit 1 (Care Gems) - B

Unit 2 (The Self-Care Clinic) - D

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. Interested parties are advised to be respectful of the tenants ongoing businesses. Tel. 01803 212021.

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](https://www.bettsworths.co.uk)



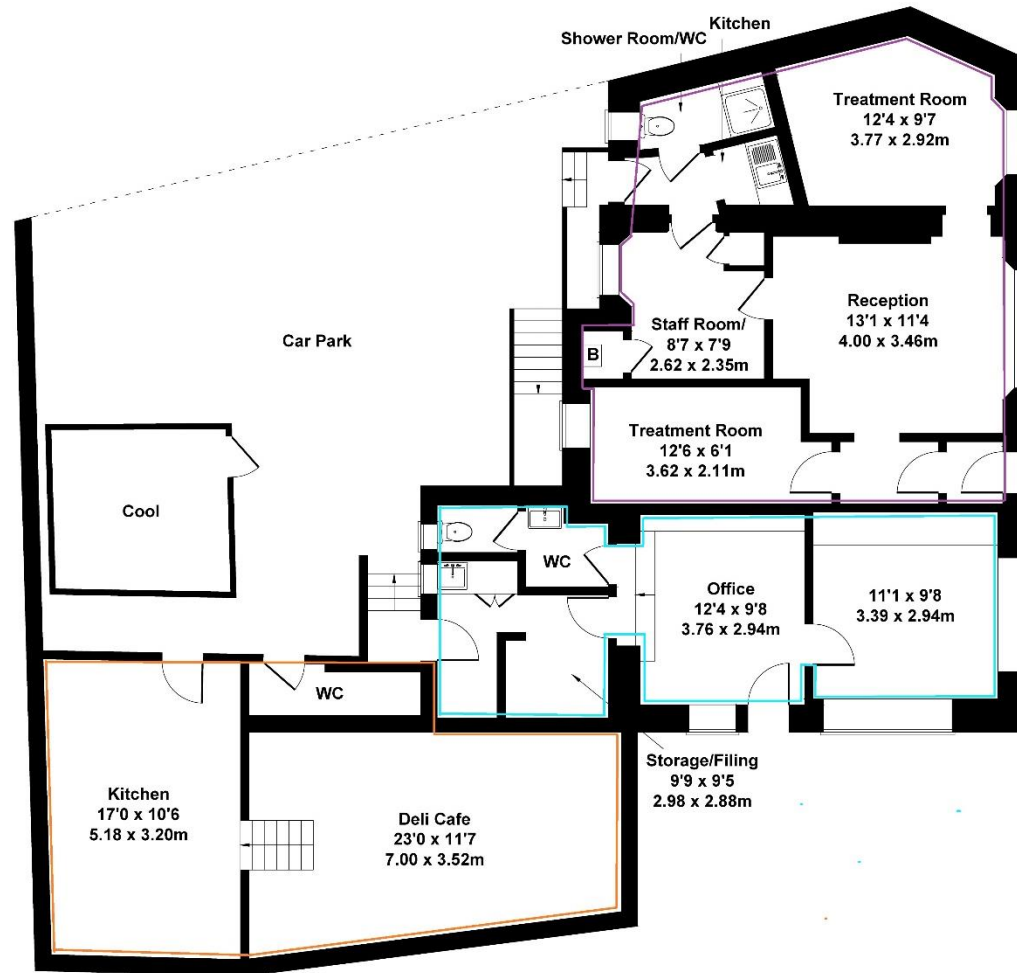


Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB

GROUND FLOOR

Approximate Gross Internal Area
1507 sq ft - 140 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



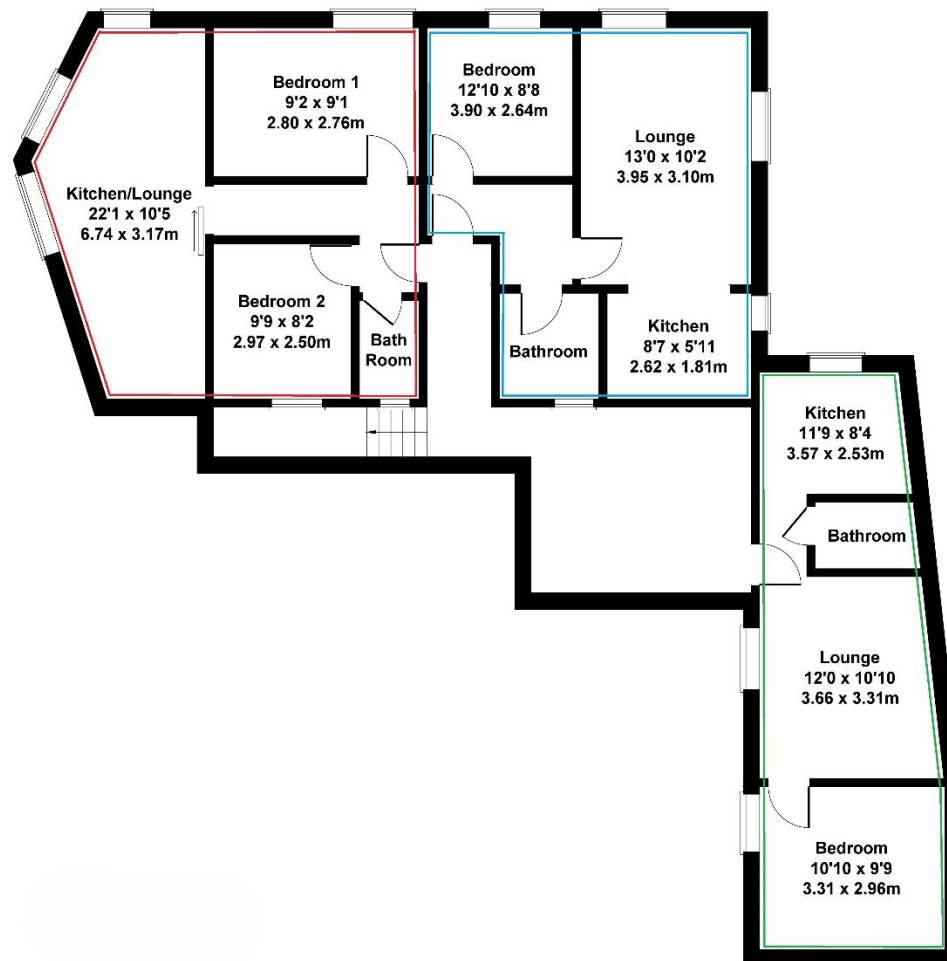


Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB

FIRST FLOOR

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB



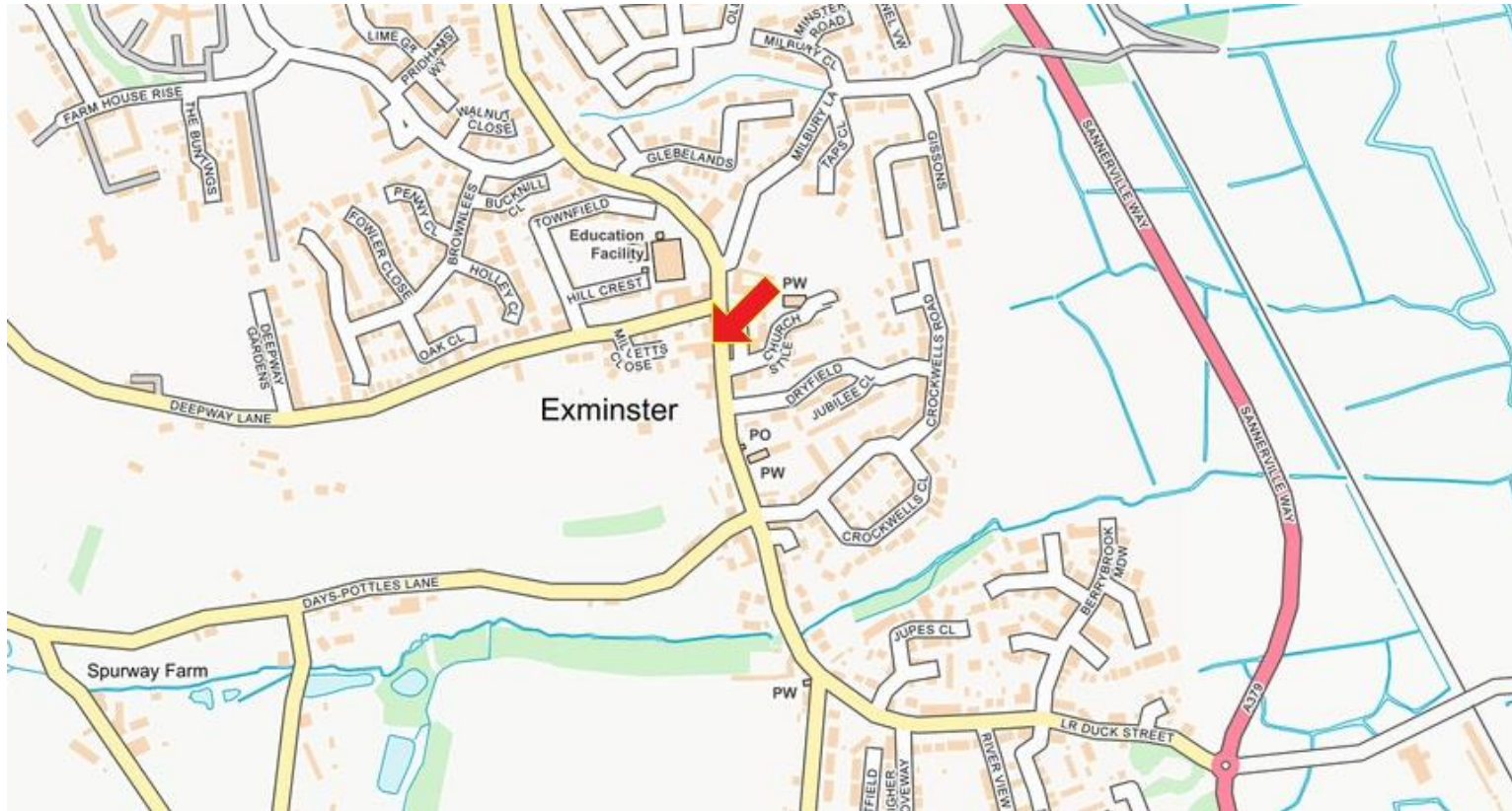
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Seaton House

Main Road, Exminster, Exeter, Devon, EX6 8DB



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

