



**7 Fore Street and The Old Dairy  
Beer  
Devon  
EX12 3JA**

**Semi-detached property  
providing a mixed use  
investment.**

- Ground floor lock-up shop premises rented at £8,500 per annum.
- First floor self-contained 1-bed holiday letting apartment with its own entrance to side.
- Concrete courtyard to rear.
- Located in the centre of the popular tourist fishing village of Beer.



## LOCATION

Beer is a well known tourist spot in its own right due to its picturesque nature; centred around the beach, caves and the Beer Heights Light Railway (Pecorama).

The property is easily accessible to the South West coastal path which provides cliff top walks along this section of the Jurassic coast. Beer offers a range of amenities and facilities including a primary school, shops, restaurants, a post office, a doctor's surgery, pharmacy, church and public houses including the Barrel O' Beer known for good food in the area.

The prestigious Colyton Grammar School is 3 miles away and is known in the area for its good reputation. There are railway stations at Axminster (7 miles) and Honiton (8 miles) both with London to Waterloo service. The university and Cathedral city of Exeter is in easy reach along with Taunton, the county town of Somerset. Seaton is the closest town (1 mile) which provides a Tesco superstore.

The property is well situated to explore the East Devon coastline with the historic resort of Lyme Regis and Sidmouth, both within easy reach. There are golf courses at Seaton, Sidmouth, Lyme Regis and Honiton plus sailing and boating available along the coast including boat hire from Beer.

## TENURE & RENTAL

Freehold. It should be noted there is a right of access down the side lane for the entrance to the flat and rear courtyard.

For sale at a guide price £295,000 for the freehold interest, subject to the tenancy to Douglas Jones Ltd (The Original Cottage Company Limited) which has a rent of £8,500 per annum. Lease dated 19<sup>th</sup> June 2019 for a 10-year term with 3 yearly rent reviews and a tenant break option on the 19<sup>th</sup> June 2024.

The apartment is currently let as holiday letting accommodation via Original Cottages and provided an income of £4,974.50 in 2020/21, £5,278.40 in 2019/20, £6,663.40 in 2018/19 and £5,792.40 in 2017/18.

## DESCRIPTION

Two-storey semi-detached stone property under a pitch tiled roof with a single storey flat roof extension to rear. The ground floor lock-up shop premises is occupied by Original Cottages.

## THE SHOP

Frontage: 5.12m  
Width: 5.20m  
Depth: 3.41m

Two UPVC double glazed plate windows to front for display purposes and a UPVC double glazed pedestrian door to side. Understairs cupboard. Shop has a suspended ceiling with fluorescent lighting and an alarm system.

Office of 5.48m x 2.90m with suspended ceiling with fluorescent lighting.

Cloakroom with a white suite of close coupled WC and contemporary style wash hand basin with modern vanity unit below. Extractor fan.

Rear corridor leading through into kitchenette with wall and base cupboards, rolltop worksurfaces and inset stainless steel single drainer sink unit.

Store of 4.79m x 4.23m with a range of wooden shelving, fluorescent lighting and UPVC double glazed door to rear leading to outside. Concrete rear courtyard with access leading down the lane to Fore Street. Currently used for bin storage.

## APARTMENT

Ground floor  
Hallway accessed via a UPVC double glazed door from the side of the property. Wooden glazed door leading to stairs to first floor accommodation.

First floor  
Landing with access to roof void which is boarded with skylights. Potential to be converted into an extra bedroom, subject to gaining the relevant consents.

Sitting room of 2.66m x 3.65m with UPVC double glazed window to front overlooking Fore Street. Leather sofa. Table and chairs. Flat screen TV.

Kitchen of 2.47m x 2.23m with wall and base cupboards with rolltop worksurfaces and inset stainless steel single drainer sink unit. Stainless steel electric oven. Halogen hob. Cooker extractor hood. Automatic washing machine. Fridge/freezer. Microwave oven.

Bedroom (double) of 2.44m x 2.72m. UPVC double glazed window to front overlooking Fore Street. Wardrobe and bedside tables with lamps.

Bathroom with a white suite of close coupled WC, panelled bath, wash hand basin set into rolltop worksurface. Separate shower cubicle. Vaillant wall mounted boiler providing gas central heating to the apartment. Extractor fan. UPVC double glazed window to rear.

## BUSINESS RATES

According to the Valuation Office website, the premises is assessed as the following:

Rateable Value: £5,400

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

EPC rating of D is available on request.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas. Contact Stephen Richards to arrange:

T: 01823 428 590 | M: 07968 216 596

E: [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

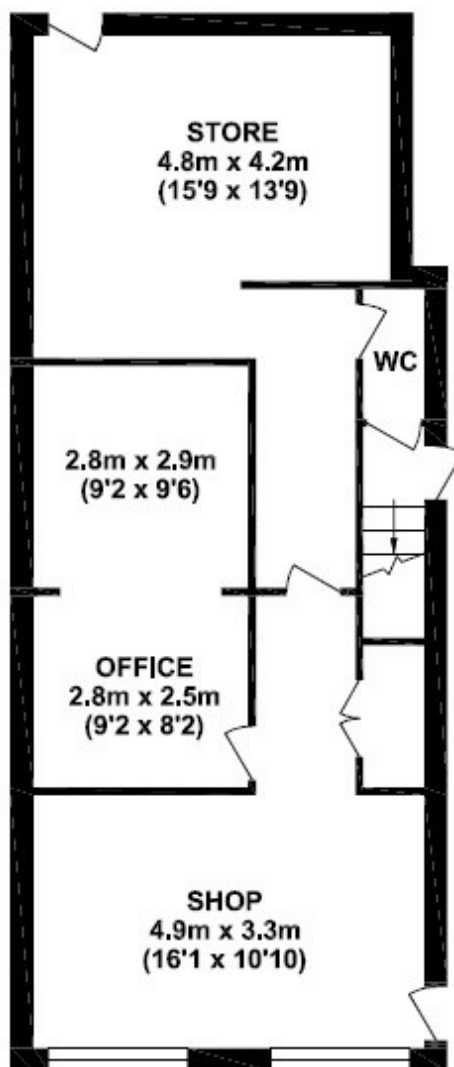
**SUBJECT TO CONTRACT**



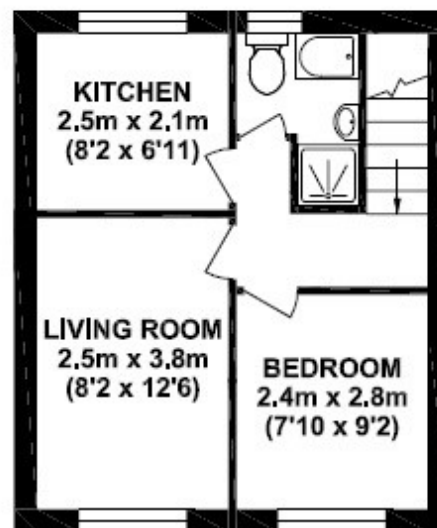




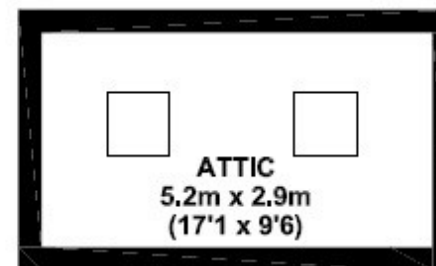
**GROUND FLOOR  
APPROX. FLOOR  
AREA 67.3 SQ.M.  
(725 SQ.FT.)**



**FIRST FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(340 SQ.FT.)**



**ATTIC  
APPROX. FLOOR  
AREA 15.5 SQ.M.  
(162 SQ.FT.)**



**The Old Dairy, Beer, Seaton, EX12 3JA**  
**Approximate internal area 113.9 Sq.M. - (1227 Sq.Ft.)**  
**For Identification only - Not to scale.**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

**carterjonas.co.uk**

**Stephen Richards** MRICS

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