



**For Sale**

**£450,000**

The Triangle, Kenton, Exeter, Devon, EX6 8LB

1,381Sq Ft  
(128.18 Sq



## Summary

- Ground Floor Shop: 571 sq ft (53.04 sq m)
- FF & SF Maisonette: 810 sq ft (75.14 sq m)
- Total: 1,381 sq ft (128.18 sq m)
- Prominently located on Fore Street
- Development potential subject to planning
- Suitable for owner occupiers for continued existing salon use
- Investment potential on the ground floor or maisonette above
- Character property with period features

### Location:

The property is located in the village of Kenton, approx. 8.5 miles from Exeter in the county town of Devon. The village has two restaurants (Chi and Rodean), a pub, post office, primary school, medieval church and is close to Powderham Castle and Farm Shop.

The building itself is situated in a prominent position on Fore Street which forms the main spine road through the centre of the village and is close to Kenton car park which benefits from free parking all day.

The property is also situated next to Kenton's bus stop which provides regular bus links to Exeter (Northbound) and Dawlish (Southbound) on a

daily basis. There are also rail links from Starcross circa 2 miles from the subject property.

### Description:

The property consists of a listed period building with good sized retail premises and large self contained 3 bedroomed maisonette on the first and second floors.

The ground floor sales area benefits from a high specification hair dressing salon with additional sales, with office and kitchen located to the rear. The sales area also features a stunning 30-pane bowed shop window which forms a prominent façade highly visible from the pavement and roadside.

The residential element of the premises is accessed from the pavement to the righthand side of the property and leads to a first floor landing with kitchen, living room and bedroom 3 on the same floor. The second floor leads up to the large master bedroom with the bathroom and bedroom 2 located on the same floor.

The first and second floors are currently configured as a 3 bedroomed self-contained maisonette although we envisage that this could be redeveloped to form an attractive 4-5 bedroomed period family home subject to the necessary planning consent.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

Shop – C (70)  
Maisonette – E(51)

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Shop	sq m	sq ft
Ground Floor	53.04	571
Maisonette First Floor	sq m	sq ft
Kitchen	13.34	144
Living Room	19.12	206
Bedroom 3	9.69	104
Total	42.15	454
Maisonette Second Floor	sq m	sq ft
Bathroom	5.82	63
Bedroom 2	8.17	88
Master Bedroom	19.00	205
Total	32.99	356
Grand Total	128.18	1,381

### Planning:

The amended use classes would mean that the ground floor of this property could be used for all E class uses including retail/leisure, convenience store or existing beauty and salon use. Please enquire for further information.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £3,650. The approx. rates payable will be £1,821 for the current year. From the 1st April 2023 a new rating list comes into effect which will see the Rateable Value increase to £3,950, making the approximate Rates Payable

£1,971 per annum for 2023/24. Residential council tax: Band B. Further details can be found at <https://www.teignbridge.gov.uk>

### Tenure:

The property is for sale freehold at a guide price of £450,000. Title information available on request.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

#### CONTACT THE AGENT

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