

FREEHOLD CAR PARK INVESTMENT SALE

UNION STREET, EXMOUTH, EX8 1HZ



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INVESTMENTS



INVESTMENT SUMMARY

- Site:- 0.362 acres
- Tenure: Freehold
- Income: £51,960 per annum
- Occupier: Euro Car Parks
- Rarely available freehold site
- Longer term development potential (STP)
- Opportunity to boost income through EV chargers

Price: **£615,000** reflecting a NIY of 8%

Purchasers costs at 5.09%



INVESTMENT CONSIDERATIONS

Prime town centre location within the popular coastal town of Exmouth, Devon

Immediate area benefits from excellent transport links, including direct rail services to Exeter and access to the M5 motorway

Nearby occupiers include Boots, CEX, Holland and Barrett, Vodafone and Halifax

Exmouth benefits from a substantial local and tourist catchment, with a population of circa 36,000 and swelling significantly during peak seasons



LOCATION

Exmouth is a thriving coastal town in East Devon, renowned for its historic port, beautiful beaches and vibrant tourism economy, which supports strong year-round trade. The town also serves as a key commuter hub for Exeter, located approximately 12 miles to the north. The town benefits from excellent transport connectivity. Exmouth is just 8 miles south of Junction 30 of the M5 motorway, providing swift access north to Bristol and the Midlands and south to Exeter and Plymouth. The A30 and A303 corridors offer direct east-west links across southern England. Exmouth railway station offers regular services to Exeter St Davids, connecting onward to Bristol Temple Meads and London Paddington. Exeter Airport, 11 miles to the north, offers a growing number of domestic and international flights across the UK and Europe.

TRAVEL TIMES

Rail

Exeter Central	26 minutes
Bristol Temple Meads	1 hour 34 mins
London Paddington	2 hours 44 mins

Road

Plymouth	1 hour 5 mins
Bristol	1 hour 31 mins



DEMOGRAPHIC & ECONOMIC PROFILE

Exmouth has a population of approximately 35,500, making it the fifth-largest settlement in the county. The town is part of the East Devon district, which has experienced significant growth, with the population increasing by 13.8% over the past decade.

The local economy is robust and diverse. Exmouth serves as a regional centre for leisure industries, particularly water sports such as sailing, kite sailing, paddleboarding, jet-skiing and windsurfing, as well as outdoor activities like birdwatching, cycling, and walking. Tourism plays a vital role in Exmouth's economy. The town attracts a substantial number of visitors annually, contributing significantly to local businesses and services.





FURTHER INFORMATION

For further information, please contact the sole agents.

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