



The Royal Clarence Harbour Road, Seaton, EX12 2LX

Auction Guide £1,100,000 Freehold

- FOR SALE BY TRADITIONAL ONLINE AUCTION
- 16 flats-mixture of studios, 1 bedroom flats and a two bedroom apartment
- Mixed use layout creates multiple routes to add value
- A substantial multi faceted investment property
- Ground floor commercial accommodation along with retail unit, public house & garage
- PLEASE SEE TERMS & RELEVANT FEES @ 247propertyauctions.co.uk
- Highly prominent, sizeable income producing block in popular coastal town
- Central town location close to sea front, promenade and Jurassic Coast

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INVESTMENT OPPORTUNITY-BEING SOLD BY TRADITIONAL ONLINE AUCTION IN CONJUNCTION WITH 247 PROPERTY AUCTIONS-please see terms and relevant fees
info@247propertyauctions.co.uk.

A substantial, multi-faceted investment property with 16 self-contained flats above ground-floor commercial accommodation, along with retail unit, public house and garage, offered for sale by traditional auction. This is a sizeable, income-producing coastal block combining stable residential tenancy with flexible commercial space. Its seaside location and mixed-use layout create multiple routes to add value — whether through active asset management, selective refurbishment, or lease renegotiation. The high-yielding current rents reserved of c. £125,000 per annum gives immediate clarity on income performance for prospective bidders particularly those from the investment fraternity.



Council Tax Band: A



KEY FEATURES

- 16 self-contained flats (mixture of studio/1-bed units and one 2 bed unit) arranged over first, second and third floors — each flat with separate access and meters (where applicable).
- Ground floor commercial unit namely 'Green Leaf' cafe is sold away on a long-lease. The adjoining 'Royal Clarence' public house and Seaton Print & Design are included in the sale and let on long term leases. See tenancy information below.
- Prominent frontage onto a busy Seaton street (high footfall/tourist trade potential) with excellent visibility from the pavement/road.
- Coastal/tourist location — close to the seafront, promenade, and the Jurassic Coast, supporting short-stay demand and year-round rental market.
- Good on-site servicing — communal entrances, stairwells, communal storage/plant space and roof access where applicable. Car parking/permit spaces nearby (subject to confirmation).

INVESTMENT HIGHLIGHTS

- Immediate income: Rents currently reserved of £125,000 p.a., offering an operational revenue stream from day one (sold with rents reserved at auction).
- Diverse income mix: Residential rents underpin stable cashflow while commercial units offer upside via reversionary leases, rent reviews or active re-letting.
- Asset management opportunities: Potential to refurbish common parts or individual units, convert under-utilised space, or improve commercial lettings to enhance value.
- Strong local demand drivers: Seaton’s coastal location supports both long-let and seasonal income streams — appealing to investors targeting seaside town port

ACCOMMODATION

COMMERCIAL

Royal Clarence public house; Bar and servery with WC’s.

Seaton Print & Design; Main shop/retail area with cloakroom/WC.

Garage; Lock-up and two single garages to the rear.

RESIDENTIAL

FLATS 1-16: A mixture of 15 studio and one-bedroom apartments and 1 two-bedroom apartment that are self-contained which includes shower/bathroom/WC and kitchen facility.

LOCATION

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Seaton, Devon — prominent mixed-use building within easy walking distance of the seafront, harbour and town centre amenities, and close to the Jurassic Coast visitor attractions.

OUTSIDE

The Royal Clarence public house enjoys a beer garden to the rear with covered area. There is also a single garage.

TENURE

A part Leasehold and Freehold composition subject to tenancies. Please refer to auction legal pack for further information.

TENANCIES & LEASE INFORMATION

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RESIDENTIAL

All flats are let on assured shorthold tenancy agreements with current total rents reserved of £8,220 per calendar month. Please refer to

auction legal pack for individual flat tenancy information.

COMMERCIAL

Royal Clarence & garages: Remainder of a 15 year lease with current rents reserved of £17,040 per annum; Seaton Design & Print; Remainder of a 7 year lease dated from 1st December 2020 with current rents reserved of £9,600 per annum. Please refer to auction legal pack for further information.

EPC RATINGS

Residential:

FLAT 1: E; FLAT 1A: TBC; FLAT 2: E; FLAT 3: D; FLAT 4: D; FLAT 5: D; FLAT 6: E; FLAT 7: D; FLAT 8: C; FLAT 9: C; FLAT 10: C; FLAT 11: C; FLAT 12: C; FLAT 12a: D; FLAT 14: E; FLAT 15:E.

Commercial:

Royal Clarence; TBC; Seaton Print & Design; TBC

WHAT3WORDS

///slate.stores.garlic

BROADBAND & MOBILE COVERAGE

Broadband: Ultrafast available

Mobile: Variable inside. Likely outside.

Source: ofcom.org.uk

VIEWINGS

Please call on 01297 24022 to book into one of the scheduled block appointments. Viewings: By appointment only or as advertised by the auctioneer. Internal viewings may be limited if units are occupied — purchasers should refer to auction pack and obtain surveys.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser’s responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller’s minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

AUCTIONEER NOTES

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price. It is the purchaser’s responsibility to make all necessary legal, planning, survey and finance enquiries prior to the auction. Some of the internal photographs are historic and are merely for illustrative purposes only. Therefore they must not be relied upon solely when making a transactional decision.

Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		