



# turners



Shop - Hangman Path  
Combe Martin, Devon, EX34 0DN

Asking Price £60,000



# 1 Hangman Path, Combe Martin, Devon, EX34 0DN

A tidy lock up shop, located in the heart of the popular village of Combe Martin. The property has a shop floor space of approximately 19 square meters to the front, with a kitchen and toilet area to the rear. All the mains services are connected. The shop is currently let to a long term tenant of a well established business, paying £3,900 per annum, making this a great low cost investment opportunity.

With near floor to ceiling double glazed windows, the shop floor is extremely light and airy and offers an abundance of sought after window space, crucial to any commercial property. Easily visible from the main road, and just a stone throw from the beach front.

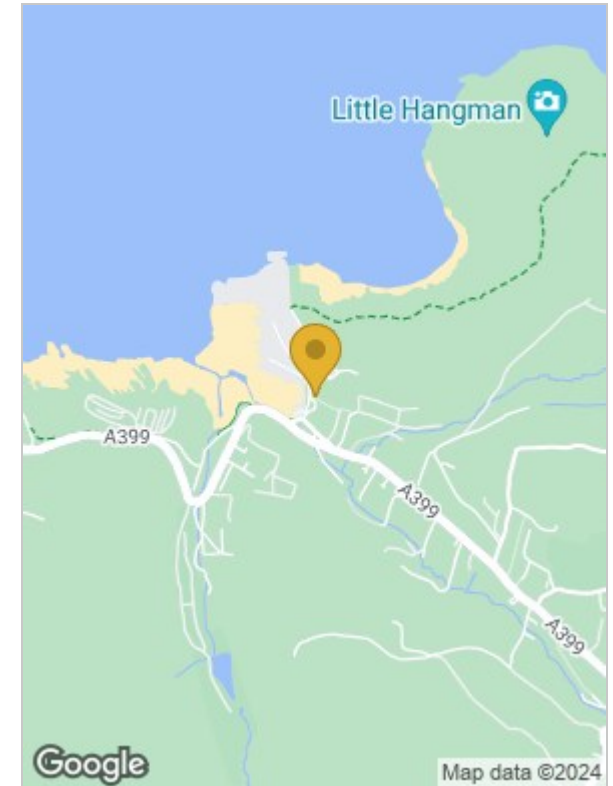
Combe Martin is well known for its striking rugged cliffs and coves, situated on the dramatic North Devon Coastline and South West coastal footpath, on the western fringes of Exmoor National Park. A lively village with a popular beach and wealth of shops, bars and eateries.



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## Area Map



## Energy Efficiency Graph

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