



3 Bampton Street, Tiverton, Devon, EX16 6AA

For Sale

Mid terraced 5 storey period building in the heart of the town centre

Development potential (Subject to planning)

Total floor area: 1,052 sq ft / 97 sq m

Freehold with vacant possession

For sale on behalf of LPA Receivers P. Greenhalgh and A Knowles

For sale: £120,000

Viewing by prior appointment
with Vicky Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Location

The property is situated on Bampton Street being a popular secondary retail parade linking directly to the main pedestrianised thoroughfare on Fore Street.

The property is close to the junction with Fore Street and therefore has good prominence for Bampton Street which is reflected by the neighbouring occupiers which include Greggs the Bakers, Costa Coffee, and Subway together with a number of independent retailers.

Tiverton is the principle town and administration centre for the Mid Devon district with a population of approximately 19,000.

Description

The property comprises a mid-terraced period building set over 5 storeys.

The ground floor has been partitioned creating a self contained shop with its own entrance and a separate entrance hall to the upper floors.

The upper floors have been divided into six rooms. There is a shower room with WC on the second floor and a bathroom and kitchen on the first floor.

The property has potential for residential development subject to planning consent.

Accommodation

The property comprises the following approximate floor areas:

Floor	Description	Sq.ft	Sq.m
Ground	Shop	226	21
First	Bathroom & Kitchen	227	21
Second	Store/ Office & Shower Room	184	17
Third	Store	226	21
Fourth	Store	189	17
Total:		1,052	97

Price

The freehold interest is available with vacant possession at a guide price of **£120,000**, subject to contract.

This property is for sale on behalf of LPA Receivers P. Greenhalgh and A Knowles.

VAT

VAT is not chargeable to the purchase price.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is E/119.

Business Rates

April 2023 - March 2024

Rateable value: £6,800

Where the rateable value is below £12,000 qualifying tenants will be eligible for 100% Business Rates relief on this property.

Further information from Mid Devon District Council Business Rates Department.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Vicky Bandyszewska
Tel: (01392) 202203
Email: vicky@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.