



For Sale

Viewing by prior appointment
with Jonathan Ling or
Vicky Bandyszewska:

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29 Fore Street, Cullompton, Devon, EX15 1JS

Retail unit with separately-accessed 3-bedroom maisonette in
popular market town

Two garages plus further off-road parking

Fully enclosed and mature gardens

100% Business rates relief for qualifying tenants

Guide price: £235,000

strattoncrebercommercial.co.uk

Location

The property is situated on Fore Street, the main arterial route through the town. The street itself is populated with a mix of independent and national retailers, cafes and public houses.

Cullompton is a market town of around 9,000 people, situated on Junction 27 of the M5 motorway, via which Exeter is 11 miles southbound and Wellington around 13 miles northbound. The town is also on the main railway between London and Cornwall.

Description

Shop

The shop comprises a ground floor lock up shop with office to the front and kitchenette, store and WC to the rear. The unit benefits from wood effect flooring, strip and spot lighting.

There is a further storage / staff area with shower cubical beyond the kitchenette which could be separated to be included with the maisonette if required.

Maisonette

The maisonette has independent side access from Rowe Court.

On the ground floor there is small lobby for coats and shoes, doors lead to the rear of the shop, shop staff area.

Stairs lead to the first floor, comprising a fitted kitchen and adjoining dining room to the rear, a bath room and separate WC. There is a double bedroom with original timber flooring, which also features in the living room to the front. The living room has a large bay window over looking Fore Street bathing the room in natural light.

Second floor has two double bedrooms.

Outside

There are two garages and a parking area with space for 2 cars which can be accessed from Rowe's Court the side lane adjacent to 29 Fore Street or via Jarmans Court.

At the end of Rowe's Court through a gate is a private path leading to an enclosed garden, predominately laid to lawn with well stocked shrub borders and impressive eucalyptus tree.

Accommodation

The approximate floor areas are as follows:

Shop: 83.78 sq m / 902 sq ft
Maisonette: 126.92 sq m/ 1,366 sq ft

Energy Performance Certificate (EPC)

The property has been assessed for EPC as follows:

Maisonette: E46
Shop: D88

Business Rates

Rateable value: £7,700.00
Rates payable 2022/23: £3,842.30

100% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

Proposal

29 Fore Street is for sale with vacant possession at:

Guide Price £235,000.

VAT

VAT is not chargeable

Legal Costs

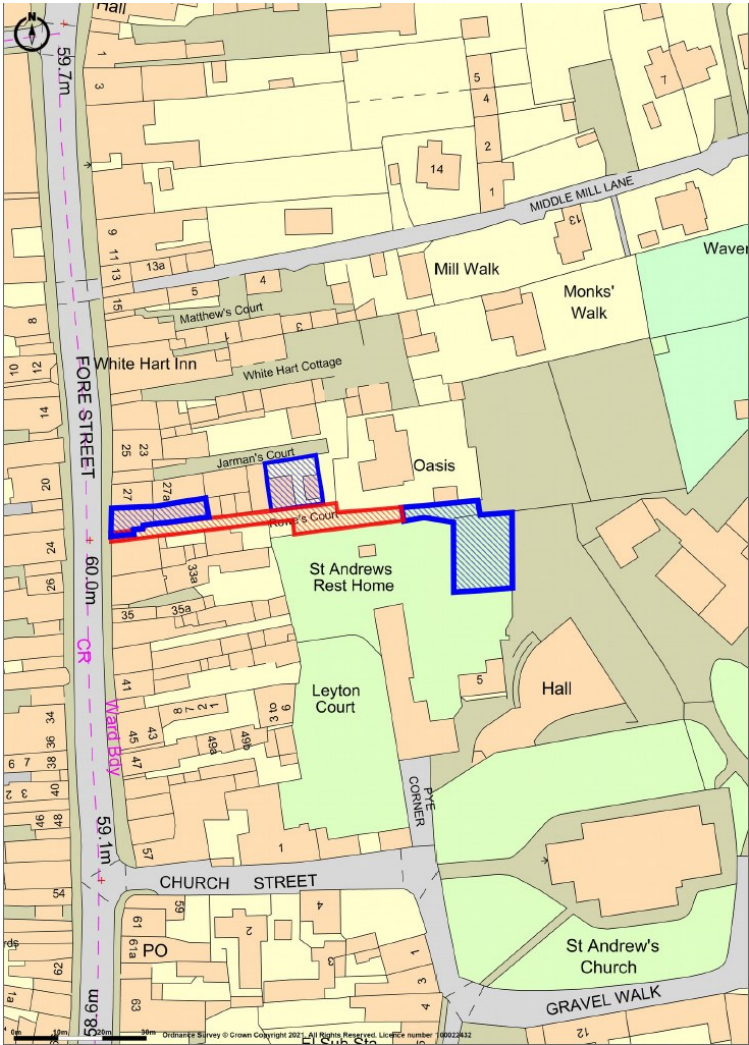
Both parties to bear their own legal costs in the transaction.

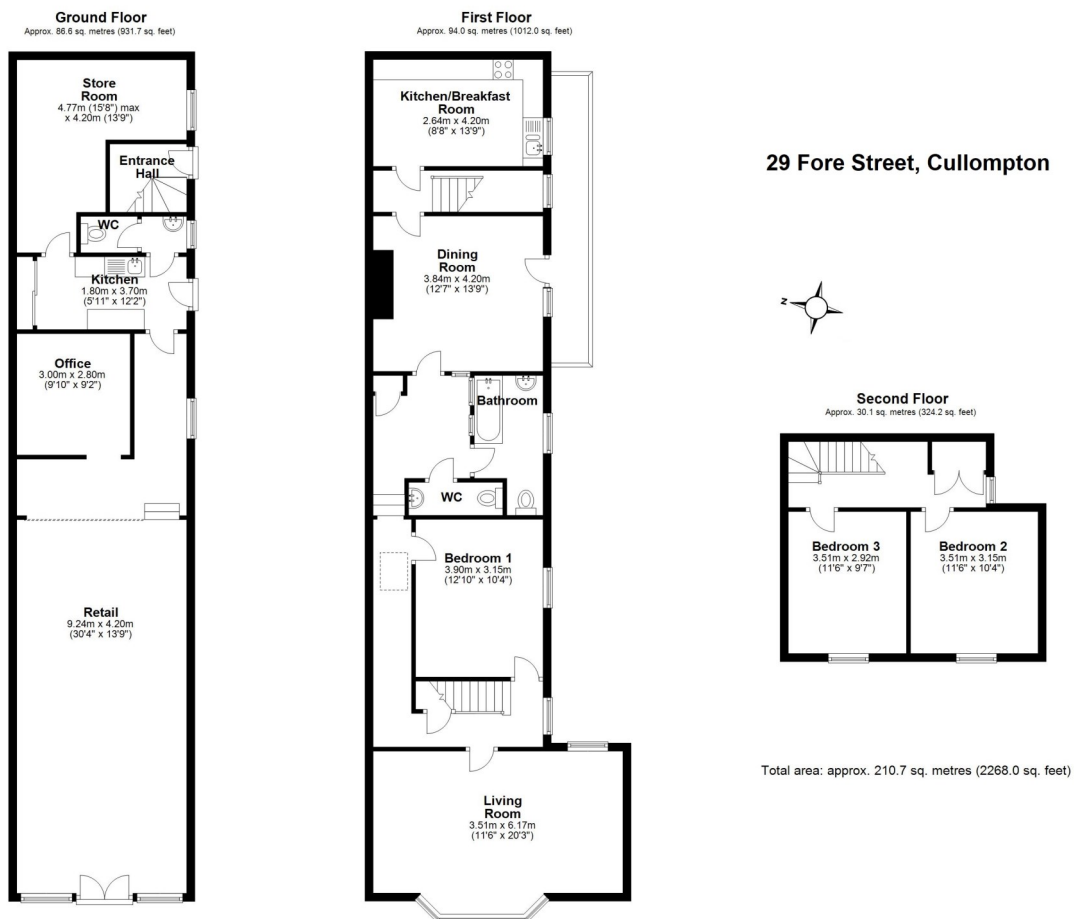
Viewing & Further information

Strictly by appointment through the sole agents:

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

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