



Gotham House, Phoenix Lane, Tiverton, Devon, EX16 6LT

For sale

Viewing by prior appointment
with Damian Cook MRICS /
Tom Churchward

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Impressive Grade II* Listed Georgian office building

Town centre location

8,679 sq ft (806 sq m)

Secured car parking for approx 35 vehicles

Potential for alternative uses (STP)

Guide price: £500,000 (freehold)

strattoncrebercommercial.co.uk

Location

Gotham House, is situated within the heart of the town centre close to the main shopping area of Fore Street, next to the short term pay and display car park and within easy walking distance of the Bus Station. Nearby occupiers include M & S Foodstore, Phoenix Lane NHS Trust, The Premier Inn and a number of smaller businesses.

Tiverton is an established market town with a population of approx 16,000 situated about 16 miles north east of Exeter and 15 miles south west of Taunton. The town is easily reached by the North Devon Link Road which joins the M5 Motorway at Junction 27 some 6 miles to the south.

Description

The property comprises a detached Grade II* Listed early 18th Century Georgian former merchants town house on Phoenix Lane and has recently been occupied as offices by Ashfords Solicitors.

The accommodation in the main building is arranged on 4 floors including basement and has been extended over recent years with a modern wing of additional office accommodation. The property is well presented with a number of original features and benefits from electric night storage heaters together with fire and intruder alarm systems.

The accommodation provides a number of cellular offices with kitchens, male and female wc facilities and stores.

See attached floor plans.

There is secured car parking to the front and rear for approximately 35 cars.

Accommodation

The property comprises the following approximate floor area:

Description	Sq ft	Sq.m
Ground floor	3,214	298.5
First floor	1,912	177.6
Second floor	1,916	178
Basement	1,637	154
TOTAL FLOOR AREA:	8,679	806.2

Price

Guide price: **£500,000 freehold.**

Energy Performance Certificate (EPC)

Available from the sole agents.

Rateable value

Rateable value: £25,750.

Rates payable approx: £12,645.

VAT

VAT is chargeable where applicable.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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