



For sale

1 Brook Street, Bampton, Tiverton, Devon,
EX16 9LU

Viewing by prior appointment
Vicky Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Well presented two storey café/ retail unit

Prominent location in the heart of the town centre

Vacant possession

778.5 sq ft / 72.3 sq m

100% Business Rate exempt for qualifying occupiers

Price: £249,000

strattoncrebercommercial.co.uk

Location

The property is situated in the heart of the town with a prominent trading position close to independent shops, public houses, café and restaurants.

There is on street parking and the Briton Street car park is close by.

Bampton is a thriving town with an active community and enjoys year round trade with an influx of tourists during the summer months.

Description

Occupying a corner position, 1 Brook Street comprises a well presented two storey commercial property currently trading as a shop/ cafe. The ground floor has a café/ sales area to the front with kitchen, serving area and WC to the rear. The ground floor benefits from a wood burning stove, spot lighting and tiled flooring.

The first floor provides a further sales/ seating area and a small office. The first floor features acoustic flooring, spot lighting, sun tunnel and electric heating.

The current owner purchased the property in 2012 and since then has carefully renovated and maintained the property, works include a new roof, new wiring and re-rendering of the exterior.

Accommodation

Approximate total floor area: 778.5 sq ft / 72.3 sq m.

Price

Offered with vacant possession at guide price of **£249,000.**

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C54

Business Rates

Rateable Value: £3,200.00
Rates Payable 2022/23: £1,596.80

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

VAT

VAT is chargeable where applicable.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the joint sole agents:

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

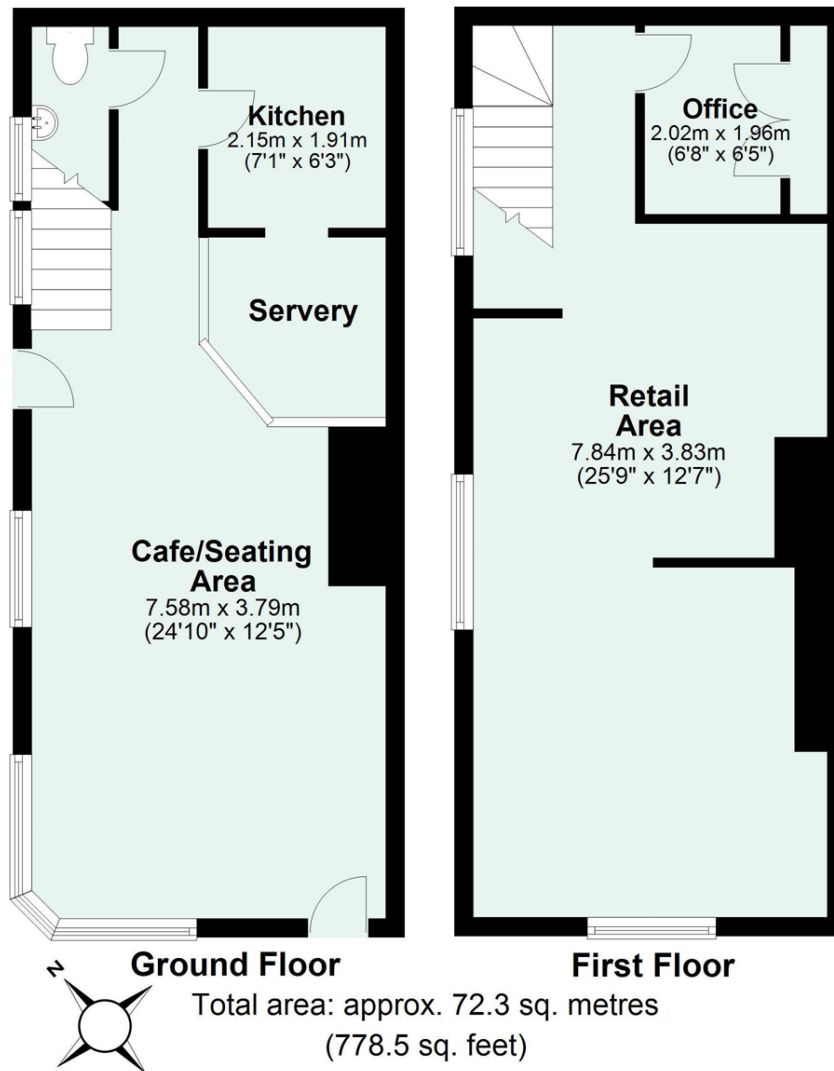
Contact: Vicky Bandyszewska
Tel: (01392) 202203
Email: vicky@sccexeter.co.uk

Or

Seddons
4 Fore Street, Bampton, EX16 9ND

Contact: Emerald Seddon Davey
Tel: (01398) 332006





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.