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LOCATION

10 High Street has a prominent position in the centre of Cullompton. This bustling town is popular with independent occupiers including hair and beauty, café, restaurants, retail and professional services. There are also weekly street markets and fortnightly farmers markets.

Cullompton has good transport links, located on Junction 27 of the M5 motorway is around 12 miles to Exeter and 19 miles to Taunton. There are regular bus routes, and pay and display parking. Tiverton Parkway Rail Station on the London Paddington line is just 6 miles away.

DESCRIPTION

10 High Street Cullompton comprises a ground floor lock up retail unit, with a separately accessed maisonette above, rear parking and garage.

The ground floor retail unit is currently occupied by an independent café operator. In its current layout there is a counter and seating area to the front with further seating, kitchen and WCs to the rear. The café utilises the pavement area to the front of the property for further seating but this is not part of the demise.

The maisonette has 3 bedrooms, kitchen, living room and bathroom with separate WC. The maisonette is rented separately from the café below.

There is a rear car park of which 50% belongs to this property. There are around 10 parking spaces, 1 is allocated to the maisonette, a parking space and the garage are rented out on an informal basis. See schedule for more details.

ACCOMMODATION

The ground floor café has a net internal floor areas of 83.12 sq m / 895 sq ft.

The maisonette is unmeasured.

PARKING

There is parking for 10 cars.

TENURE

This property is available freehold.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

EPCs are available for the property. The ratings are as follows:

10 High Street: B/32

10A High Street: E/42

BUSINESS RATES AND COUNCIL TAX

The business rates for the year April 2026 - March 2027 are as follows:

Rateable value: £10,750

Rates payable: £4,644

100% Business rates relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

Council Tax band: B

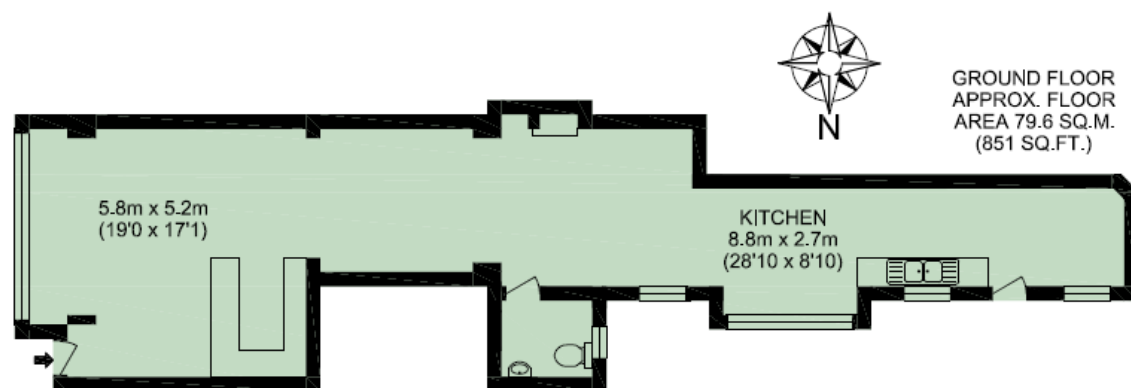
PHOTOGRAPHS



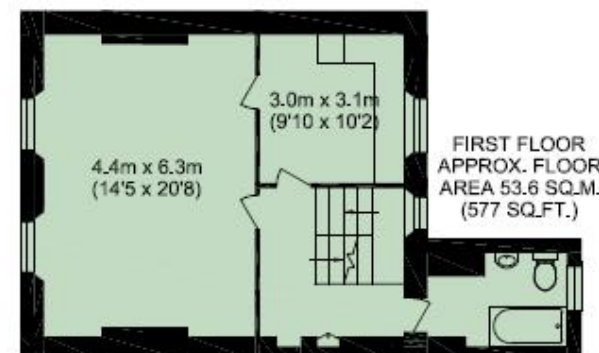
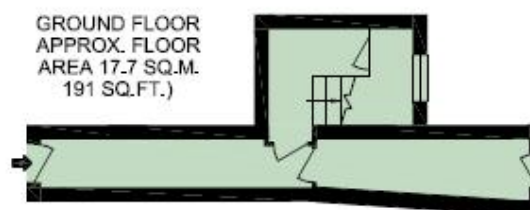
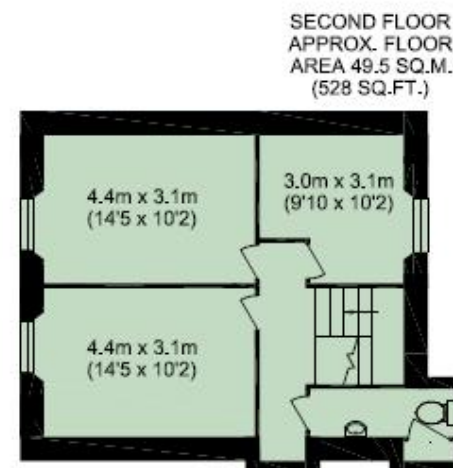
TENANCY SCHEDULE

Description	Tenant	Tenancy	Rent Review	Rent
Café	Private individual	5 Year Lease to be renewed from 1st June 2025.	Year 3 in line with RPI	Current rent £10,800 per annum Increase at RPI at renewal 1st June 2025.
Maisonette	Private individual	AST	1st June 2025	Current rent: £9,600 per annum. From 1st June: £9,960 per annum.
Garage	Private Individual	Informal arrangement	n/a	£1,109.16 per annum.
Parking space	Private Individual	Informal arrangement	1st June 2025	£600 per annum. From 1st June £620.52 per annum.
Total:				£22,109.16 Est from 1st June: £22,849.68

FLOOR PLANS



10 High Street, Cullompton, Devon, EX15
Approximate internal area 79.6 Sq.M. - (851 Sq.Ft.)
For identification only - Not to scale.



10a High Street, Cullompton, Devon, EX15
Approximate internal area 120.4 Sq.M. - (1296 Sq.Ft.)
For identification only - Not to scale.

PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£270,000** Please contact agent for further details.

VAT

VAT is applicable to this sale.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

AGENTS NOTE

The freehold of the adjoining property at 12 High Street Cullompton is also available for sale at a guide price of **£325,000**.

This property comprises a ground floor shop with separately accessed offices above. The offices have planning permission to convert into 4 flats.

This property has ownership of 50% of the rear car park. Owning both 12 and 10 High Street would give the own sole ownership of the rear car park.

Further information from the sole agents.

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
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Email: orla@sccexeter.co.uk



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