

**stratton
creber
commercial**

property consultants



For sale

**38 & 40 Bampton Street, Tiverton, Devon,
EX16 6AH**

Substantial town centre freehold building

Two separate self-contained shops with ground floor and
basement accommodation

Four flats sold off on long leasehold interests above

Ideal investment opportunity with potential 10% return

Guide price: £180,000

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

Tiverton is a busy market town with a population of approximately 22,000 and with a further rural catchment population of about 20,000. The town lies on the A361 North Devon Link Road to the North Devon coast and thus during the summer months attracts many tourists.

The premises are located within the heart of the town centre in a good secondary trading position close to the Market Walk shopping centre and car park.

Nearby occupiers include Fox & Sons estate agents, BetFred, Peacocks clothing, the Post Office and Costa coffee amongst other independent and national retailers.

Description

The property comprises two ground floor self-contained shops with the accommodation arranged on the ground floor and basement floors. Number 38 is currently vacant and being offered on the open market by way of a new contributory full repairing and insuring lease at a commencing rent of £11,500 per annum.

Number 40 is currently vacant and being offered on the open market by way of a new contributory full repairing and insuring lease at a commencing rent of £8,000 per annum. Further details of the lease are available from the agents.

The upper floors comprise 4 flats which have been sold off on long leases at a peppercorn rent.

Accommodation

38 Bampton Street

Ground floor:	996 sq ft / 92.60 sq m
Basement:	308 sq ft / 28.65 sq m
Total:	1,304 sq ft / 121.25 sq m

40 Bampton Street

Ground floor:	343 sq ft / 31.8 sq m
Basement:	213 sq ft 19.8 sq m
Total floor area:	556 sq ft / 51.6 sq m

Upper floors

4 flats sold off on long leasehold interests at a peppercorn rent.

Tenancies

38 Bampton Street (shop):	Vacant.
40 Bampton Street (shop):	Let to Moorland Kitchens at a rent of £8,000 per annum. Leases expires 31 st December 2017.
First floor flat (1):	99 years from 1 st January 1990
Second & third floor flat (2):	99 years from 1 st January 1990
First floor flat 1 (40):	99 years from 1 st January 1990
Second & third floor flat 2 (38):	99 years from 1 st January 1990

Rent

The ground rents for the flats are peppercorn.

Rateable Value

The following information is via the Valuation Office web site:

38 Bampton Street

Rateable value:	£15,500
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40 Bampton Street

Rateable value:	£7,400
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Proposal

The freehold interest is available for sale at a guide price of **£180,000.**

VAT

All figures are exclusive of VAT where applicable.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

OR

Seddons
Contact: Nick Seddon
Tel: (01884) 253500
Email: nick.seddon@seddons.com



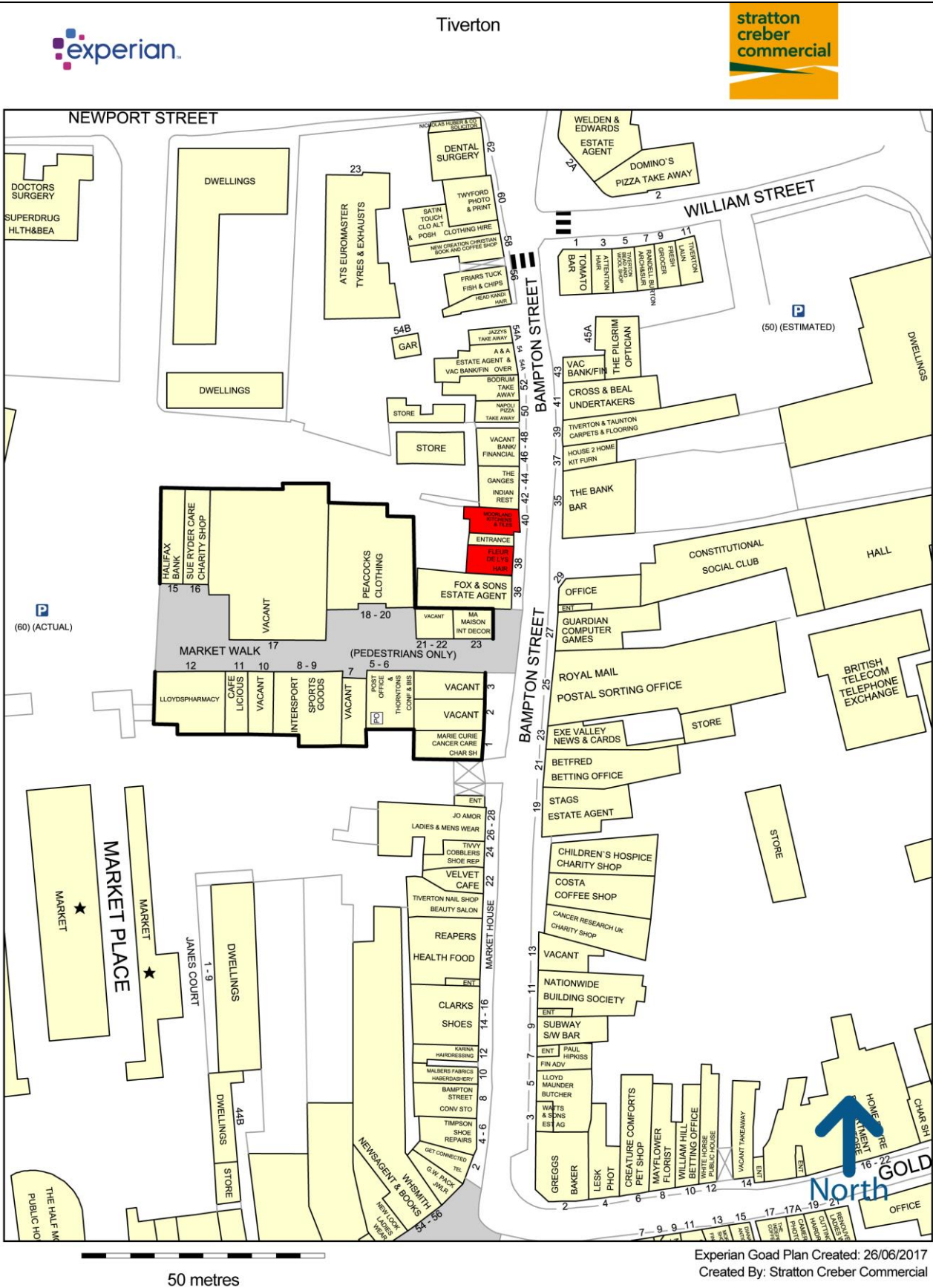
Exeter Office

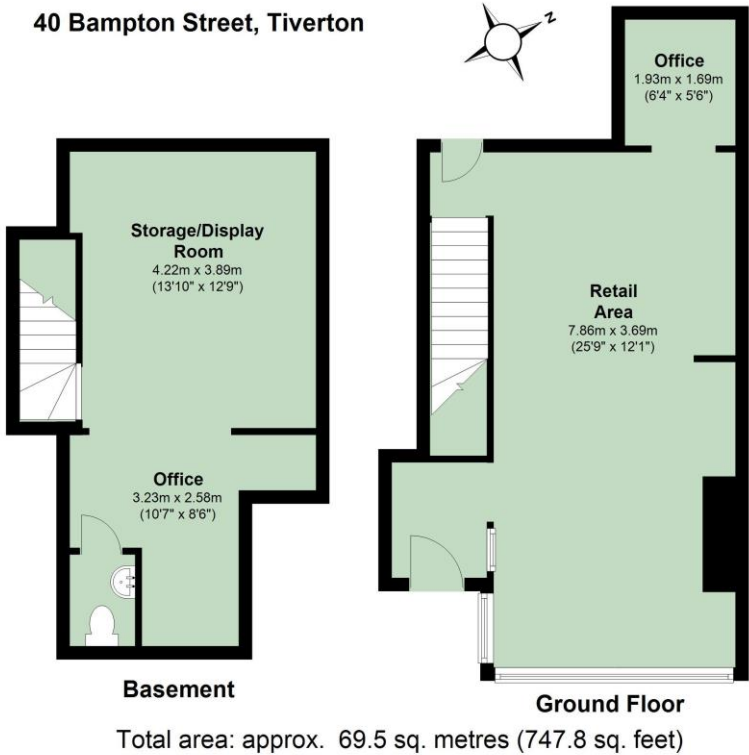
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- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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.









Exeter Office

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