



**stratton
creber
commercial**
property consultants



For sale

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccecxeter.co.uk

The Oak Room, 2c St Peter Street, Tiverton, Devon, EX16 6NU

Substantial Grade-II listed former church, currently trading as mixed arts venue, gallery & café

Total floor area: 3,748 sq.ft (348.2 sq.m)

Broad planning consent for retail, community/arts & café/restaurant uses

100% small business rates relief available

Freehold for sale: £250,000

strattoncrebercommercial.co.uk



Location

Tiverton is the administrative centre and main commercial centre of the district of Mid Devon, with a population of around 20,000 as well as a large retail catchment which supports a vibrant town centre which hosts a Pannier Market as well as a number of national retail outlets.

Tiverton is 15 miles north of Exeter via the A396, and the North Devon Link Road (A361) bypasses the town, linking it to the M5 motorway at Junction 27, 9 miles to the east.

The property is situated in the town centre, on St. Peter Street, part of the town’s one-way through road system on the periphery of the main shopping district. Some of the town’s most historic buildings are situated on the street, and the street links the bridge over the River Exe with Tiverton Castle. A number of car parks are within walking distance, and there is free short-stay parking on St. Peter Street.

Description

The Oak Room is a substantial limestone building which was formerly a United Reformed Church, built in 1831, and converted to its current use around 5 years ago.

The main auditorium, at ground floor level, is an imposing church hall with high ceilings and an oval gallery on all sides, supported by cast iron columns. At the back of the hall is a large ornate pipe organ which is in full working order, and there is a kitchen near the entrance. Also on ground floor are two former vestries with windows to the rear, which could suit therapy or other uses. Stairs lead to the lower ground floor, comprising a large room with feature windows and stone and brick supporting arches, which and has been used as a café and seminar room and which has a fully-fitted kitchen.

There are WCs on ground and lower ground floor levels, and listed building consent exists for additional facilities.

Recent works included installation of energy-efficient lighting, insulating the roof space and installing a fire alarm system.

A door from the lower ground floor opens out onto a rear terrace overlooking the River Exe.

Accommodation

Approximate Net Internal Areas as follows:

Lower ground floor	676 sq.ft	62.82 sq.m
Ground floor	2,156 sq.ft	200.34 sq.m
Gallery	916 sq.ft	85.08 sq.m
TOTAL NET AREA:	3,748 sq.ft	348.24 sq.m

Current business

The property has traded as The Oak Room for around 5 years. The Oak Room is a café, art gallery and wedding venue, and hosts theatre, live music and film events, as well as workshops. Events have included weddings, birthday parties, themed meals, conferences, craft fairs, health and wellness events,and jazz and folk nights. Rooms are also offered for hire. The property holds an alcohol licence until 2am on most days. See the business website www.oakroomtiverton.com for details.

Planning

The property is Grade-II listed and is situated in a conservation area.

Under planning consent 14/01922/FUL, the property has planning permission for “mixed use for café/restaurant, art gallery, seminar/conference space, music venue, retail, internet café, wedding venue”. This consent is understood to grant permission for all uses falling within Use Classes A1 (retail), A3 (café), A4 (restaurant) and D1 (assembly and leisure).



Freehold sale terms

Offered by way of a sale of the freehold by way of a guide price of £250,000.

Business purchase

The freehold may be offered with the additional benefit of the current business, to include rights to the trading name and web domain (www.oakroomtiverton.com), fixtures and fittings and room and venue bookings. Further details on request and terms by agreement.

Business Rates

The property is assessed for business rates as 'hall and premises' with a rateable value of £8,700. The rates payable in the year 2019/20 are understood to be £4,271.70.

Small Business Rates Relief is available to qualifying companies in respect of this property, and would reduce the rates payable in the current year to nil. You are advised to contact the Business Rates department of Mid Devon District Council for confirmation.

VAT

The property is not elected for VAT, and VAT is not payable on the purchase price.

Legal Costs

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

Energy Performance Certificates (EPCs)

An EPC will be available shortly.

Further Information

An information pack is available, including information on planning, title and recent works carried out to the property. Please contact the agents on the details below, requesting a copy of the information pack.

Viewings

Viewings strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk







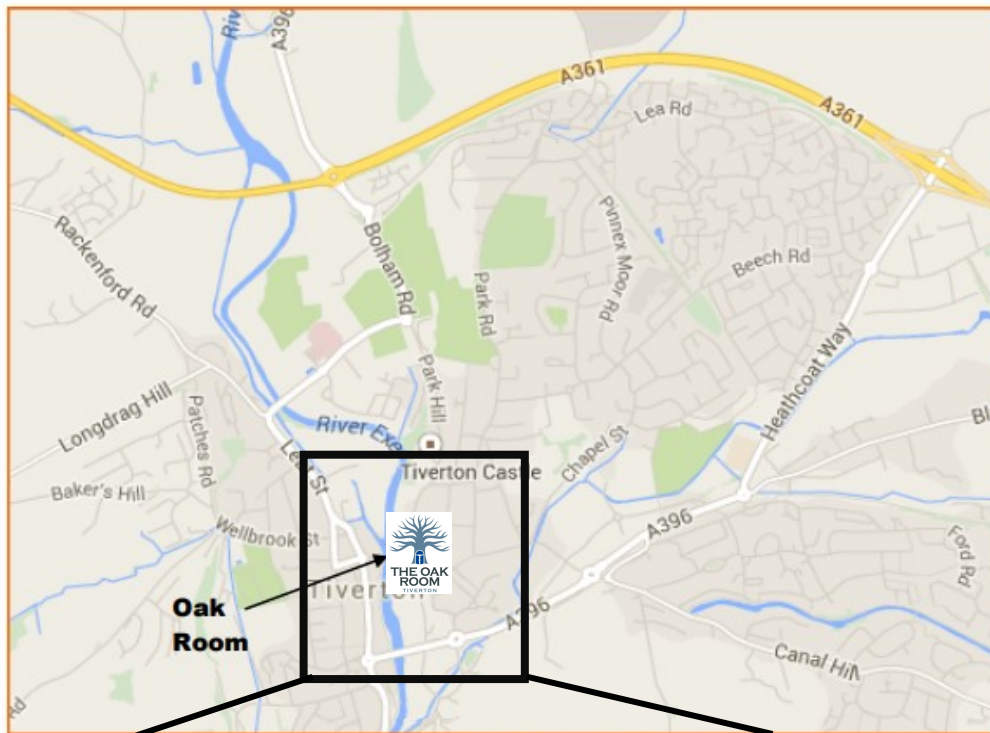
Oak Room's rear terrace garden



View from rear terrace

[illegible]

Location Plan - Oak Room (former URC Church),
2 St Peter Street, Tiverton, EX16 6NU

**Directions - walking**

Wellbrook St 4 mins

Market 4 mins

West Exe 3 mins

Town Centre 5 mins

Parking times and charges:

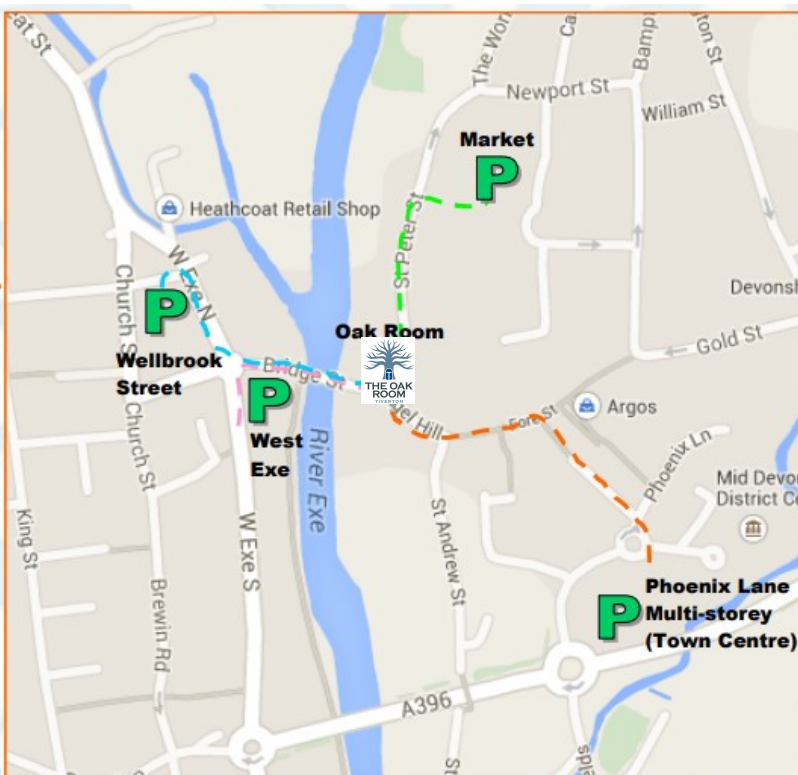
Multi storey - Town Centre
Open 6am-8pm
£1 for 5 hours, £2 for 10 hours

Market
Open 24 hours
£1.20 per hour, 2 hours only

West Exe
Open 24 hrs
£1.10 per hour, £1 overnight

Wellbrook Street
Open 24 hours
£2 for 5 hours, £1 overnight

(Correct at time of printing)

**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.