



For sale

20A and 21 Fore Street,
Okehampton, Devon, EX20 1AJ

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Substantial town centre commercial property with
development potential

3-storey period office building plus outbuildings and
land

Total NIA: circa 3,942 sq.ft (366.2 sq.m)

Off-road parking for up to 8 cars

For Sale (freehold): £250,000

Location

The property is situated in the centre of Okehampton, at the eastern end of Fore Street, which is the main road through the town and the main retail pitch.

Okehampton is situated on the northern edge of Dartmoor National Park, just off the A30 dual carriageway which links it with Cornwall to the west and Exeter to the east (around 23 miles).

The property has vehicular access to the rear from North Street, and abuts the Okement River to the western boundary.

Description

The property comprises a 3-storey period building (formerly solicitors' offices) fronting Fore Street, with single storey extensions to the side and rear. It also includes two further period buildings to the rear of a private yard area which provides off-road parking.

The main building is currently fitted out for office use, and provides cellular accommodation over three floors plus basement storage. The property retains a number of period features including fireplaces to several rooms, and has gas-fired central heating, intruder and fire alarms, and WCs on ground and second floors (including disabled).

Floor plans are provided overleaf.

To the rear of the private yard/parking area is **The Smithy**, a detached, two-storey building of stone construction which was most recently used as a file store.

Adjacent to The Smithy is **The Stable**, a tall single-storey building of stone construction with original timber roof supports.

The extent of the site is shown for identification purposes on the plan overleaf.

Accommodation

Approximate Net Internal Areas as follows:

Main building

Ground floor:	750 sq.ft	(69.7 sq.m)
First floor:	628 sq.ft	(58.3 sq.m)
Second floor:	599 sq.ft	(55.6 sq.m)
Basement:	372 sq.ft	(34.6 sq.m)
Total:	2,349 sq.ft	(218.2 sq.m)

The Smithy

Ground floor	409 sq.ft	(38.0 sq.m)
First floor	366 sq.ft	(34.0 sq.m)

The Stable	797 sq.ft	(74.0 sq.m)
-------------------	-----------	-------------

TOTAL NIA: 3,942 sq.ft (366.2 sq.m)

Terms

Offered by way of a sale of the freehold, with vacant possession, at a price of £250,000.

Business Rates

The property is assessed as a single unit in the 2017 rating list as Offices and premises with a rateable value of £16,250. The rates payable in the year 2017/18 are understood to be £7,572.50 before any transitional arrangements.

Planning

The property has most recently been used as the offices of a solicitor. Confirmation of the property's permitted uses is available from the Planning Department of West Devon District Council.

VAT

VAT is not applicable to the purchase price.

Broadband/connectivity

A report detailing the broadband services available to this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

An EPC is available and the rating is E / 110/121.

Legal Costs

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

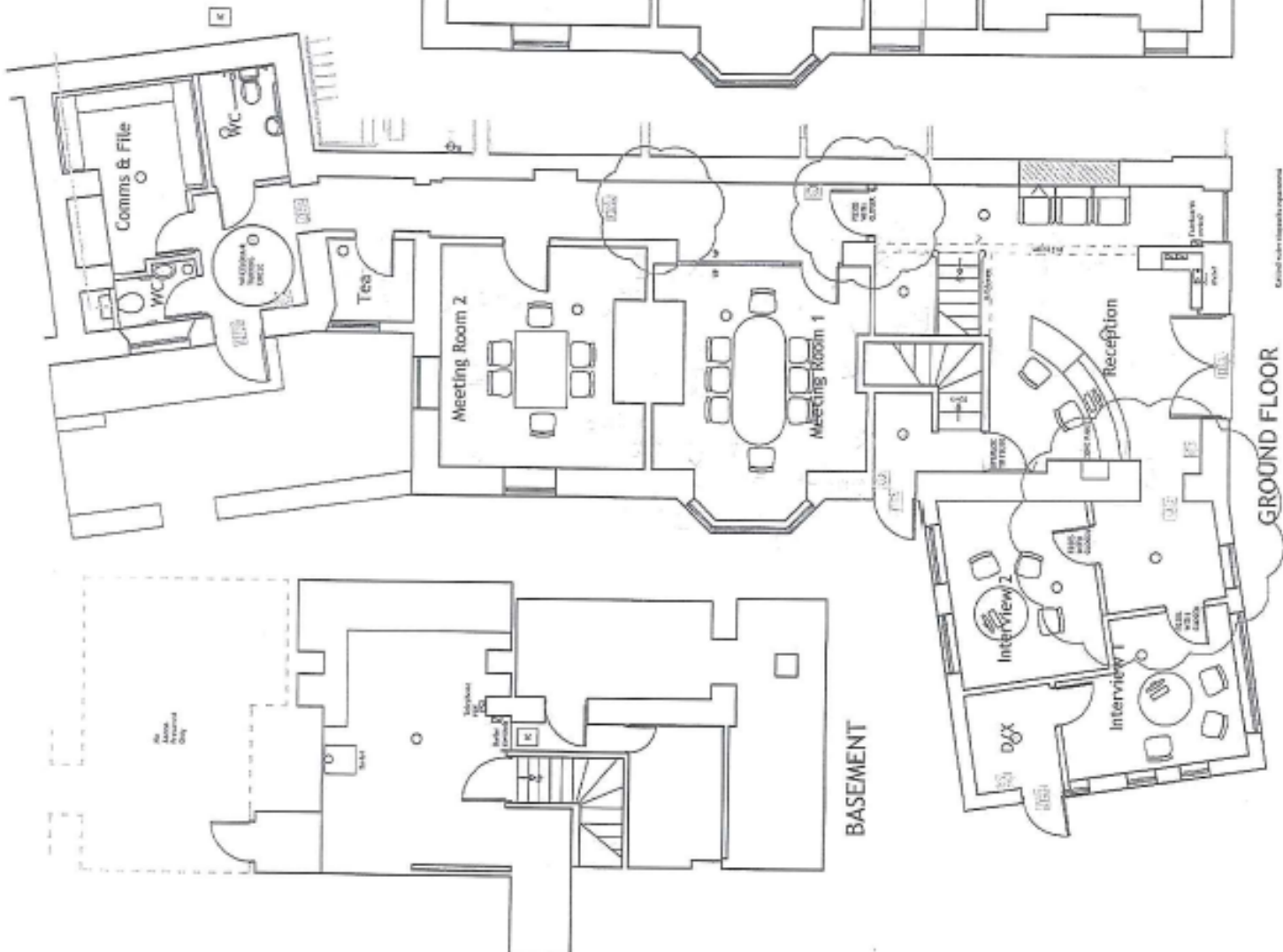
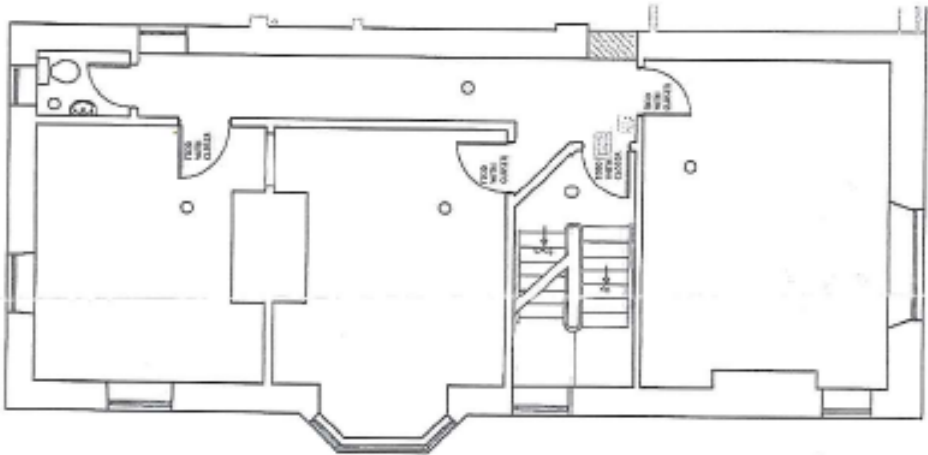
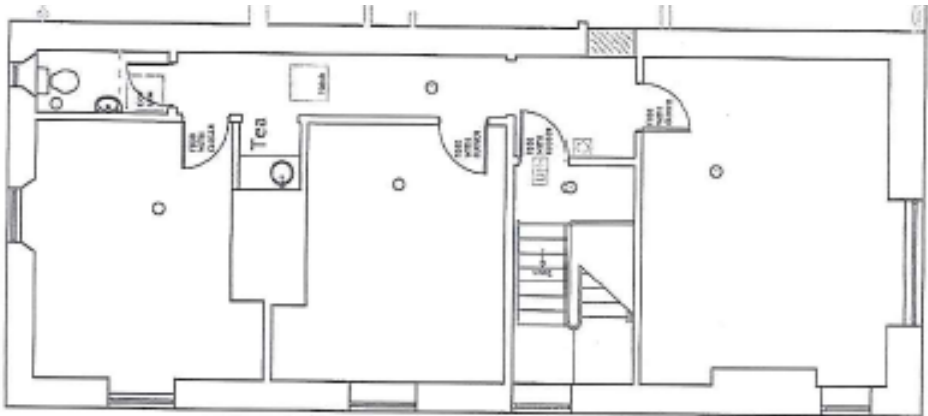
Viewing & Further information

Strictly by appointment through the sole agents:

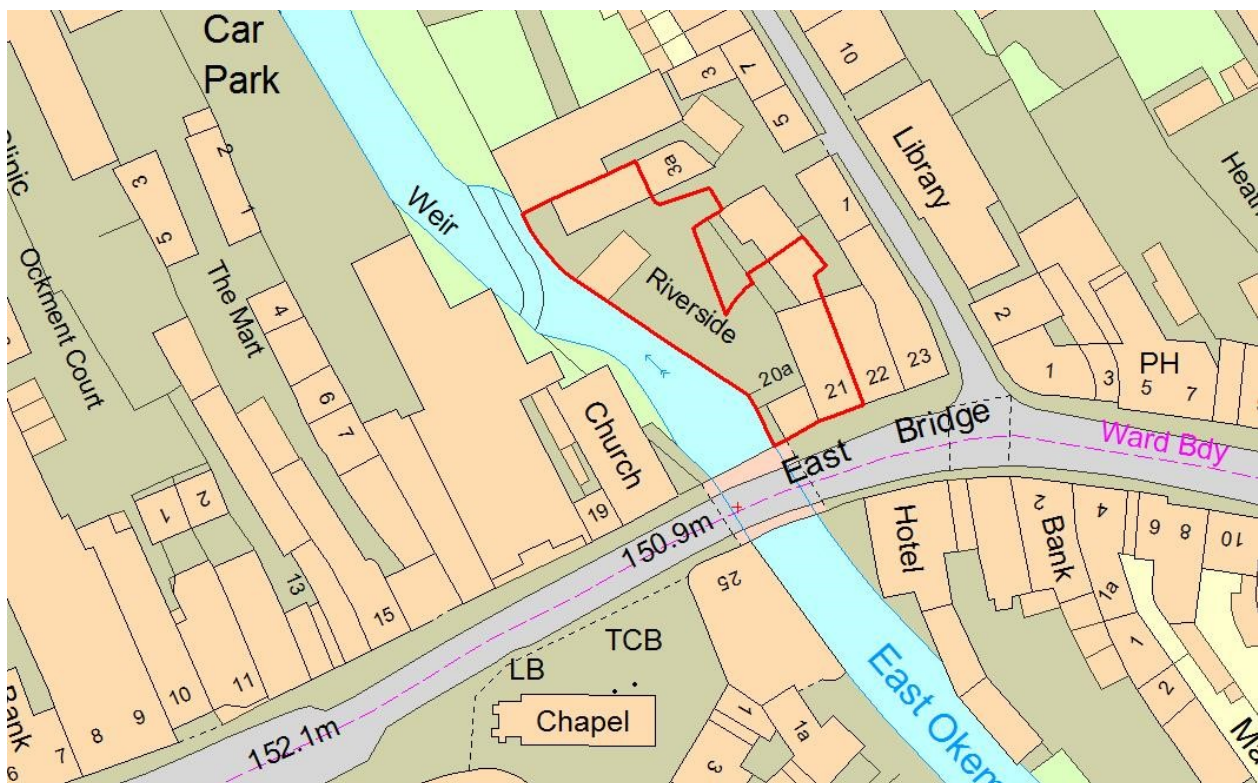
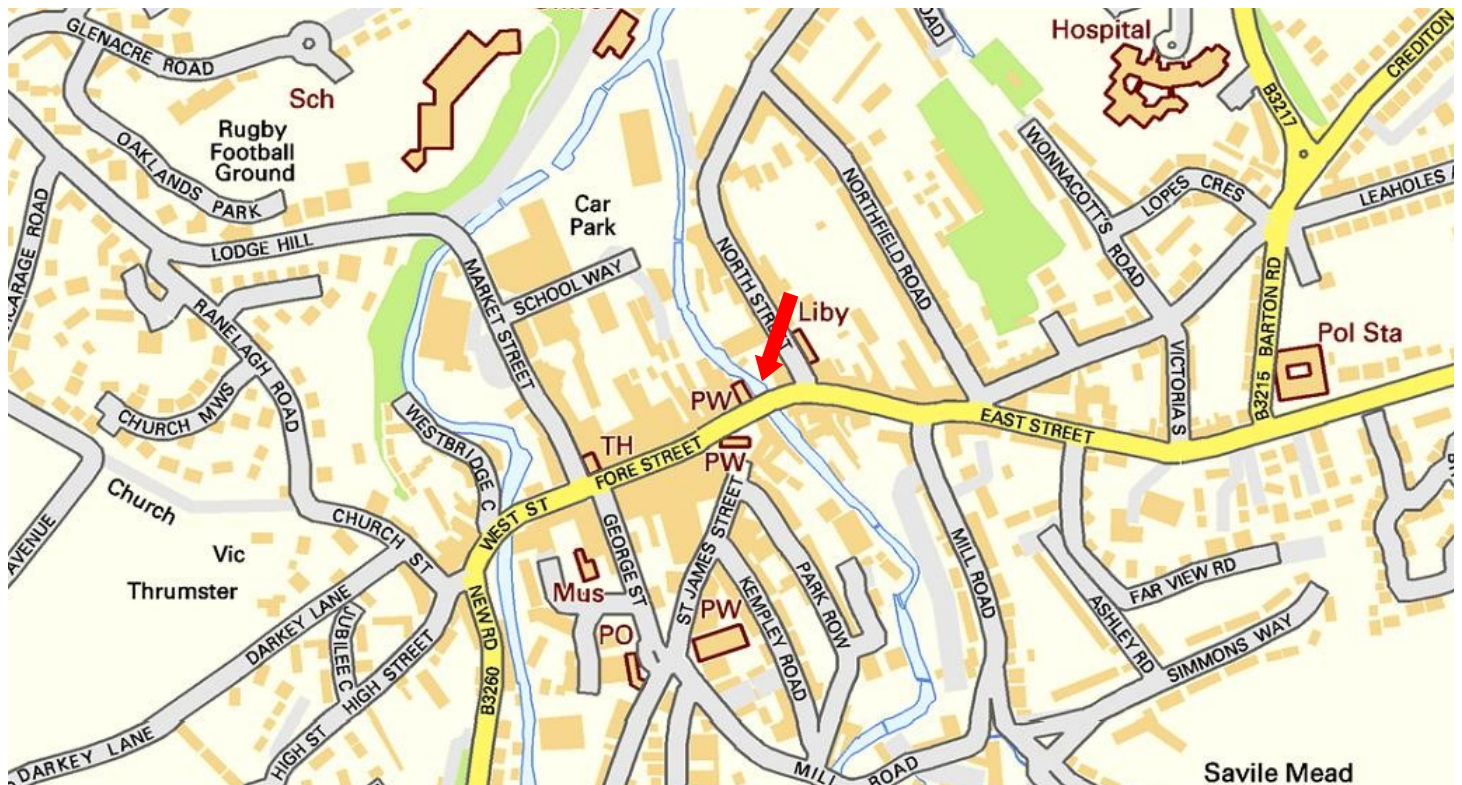
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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

Floor plans of the main building (illustrative purposes only)







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.