

TO LET – SHOP PREMISES

726 sq.ft./67.5 sq.m. Ground Floor Retail plus 118 sq.ft./11 sq.m. Ancillary accommodation



SHOP PREMISES, 45A BAMPTON STREET, TIVERTON, DEVON

LOCATION: Tiverton is an expanding town with an estimated catchment population of some 36,000. The shop premises are located in small retail precinct on the edge of the town centre.

Neighbouring occupiers include a florist, café bar, hairdresser and arts and crafts shop.

The Property is in an accessible position about 1 mile from the A361 North Devon Link Road, which provides a direct route to Barnstaple (some 29 miles to the north-west) and to Junction 27 of the M5 motorway some 6 miles to the east. Tiverton Parkway Railway Station is located next to Junction 27 and Taunton and Exeter are within a half hour drive in normal traffic conditions.

DESCRIPTION: This property has been let to Opticians for many years, and is currently subdivided into a large reception area and smaller consultation rooms. Some of these partition walls could be removed to provide a larger retail space if the new occupier wished to do so. The shop premises offer retail display windows to both the front and side of the property.

ACCOMMODATION: (floor areas based on Net Internal Area as defined in the RICS Code of Measuring Practice):

GROUND FLOOR

Front Door and Retail space
Kitchen/Office accommodation
2 No. Wcs

726 sq. ft. 67.5 sq.m.
118 sq. ft. 11 sq.m.
Measurement not included

PROPOSED RENT: Subject to Negotiation – Guide £10,500 per annum.

PROPOSED TERMS: Internal repairing and insuring lease on terms to be agreed.

RATES: Rateable Value: from January 2025 £10,500 – below the £12,000 threshold for 100% small business rate relief.

PLANNING: The property has an established business use within Class E of the Town and Country Planning Use Classes Order.

ENERGY PERFORMANCE CERTIFICATE: B (Copy available on request)

CONDITIONS:

1. All figures are exclusive of VAT.
2. The parties are to be responsible for their own legal fees.

VIEWING: By appointment please through Mettam Ware, Telephone 01884 251105.

DECLARATION: Please note that the partners of Mettam Ware are also directors of a company with an ownership interest in this property.

Mettam Ware for themselves and for the vendor or lessor of this property whose agents they are give notice that: i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Mettam Ware or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser or lessee must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Mettam Ware nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.