



5 Ford Street

Moretonhampstead TQ13 8LN

RENDELLS

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Asking Price £105,000

A freehold commercial premises on the ground floor of this town centre building. Previously operating as an Estate Agents it is offered with no upward chain and offers scope subject to any necessary permissions.

- Main reception area
- Three further offices
- Small Kitchen area with sink
- WC with wash basin
- Good window frontage in town centre
- No upward chain

Situation

The premises are very centrally located in the centre of this popular town. Moretonhampstead itself is a bustling town approximately 12 miles to the south-west of Exeter and in the heart of the Dartmoor National Park countryside. The location has an excellent range of amenities having shops and businesses, pubs, restaurants and places of interest close to hand. The town is served by a popular primary school, has a health centre, public library, dental practice, veterinary surgery, recreation ground, outdoor heated swimming pool and sport centre to name but a few.

Description

An excellent opportunity to acquire a well-located commercial premises of approximately 480 square feet that previously operated as a local independent estate agency, although it has not been that active for the last two to three years. Ideally suited for a variety of uses — such as retail, office, or consultancy — this compact unit benefits from good town centre visibility and is located almost opposite a popular Coffee Shop and Ice Cream Parlour.

The interior would benefit from updating and improvement, providing a blank canvas for you to tailor the space to your specific business needs or for potential for a change of use subject to any necessary consents. It offers a smart investment with potential to add value.

The floors above have been separated and sold off as a Leasehold flat on a 999 year lease running from 1998. The flat is not charged any Service Charge or Ground Rent but currently pays half the cost of buildings insurance.

Outside Space

The premises has a right of way over the small area to the rear of the office which is owned by the flat above. There is a passageway leading back out to the main pavement..



Services:

The property has not seen regular use in the last few years but mains electric, water and drainage were connected in the past.

Local Authority: Teignbridge Council, Forde House, Newton Abbot TQ12 4XX—Tel 01626 361101

Planning Authority: Dartmoor National Park, Parke, Bovey Tracey TQ13 9JQ—Tel 01626 832093

Current Rateable Value: £4,000 (1/4/23 to present) but may be subject to small business rates relief.

Planning Classification: Class E Commercial use.

Energy Performance Certificate: C74 (see chart)

Tenure:

The property is freehold with vacant possession. The premises above constitute a Leasehold flat (999 years from 1998) that has been sold off. No service charge or ground rent is payable but they share the cost of insuring the building.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

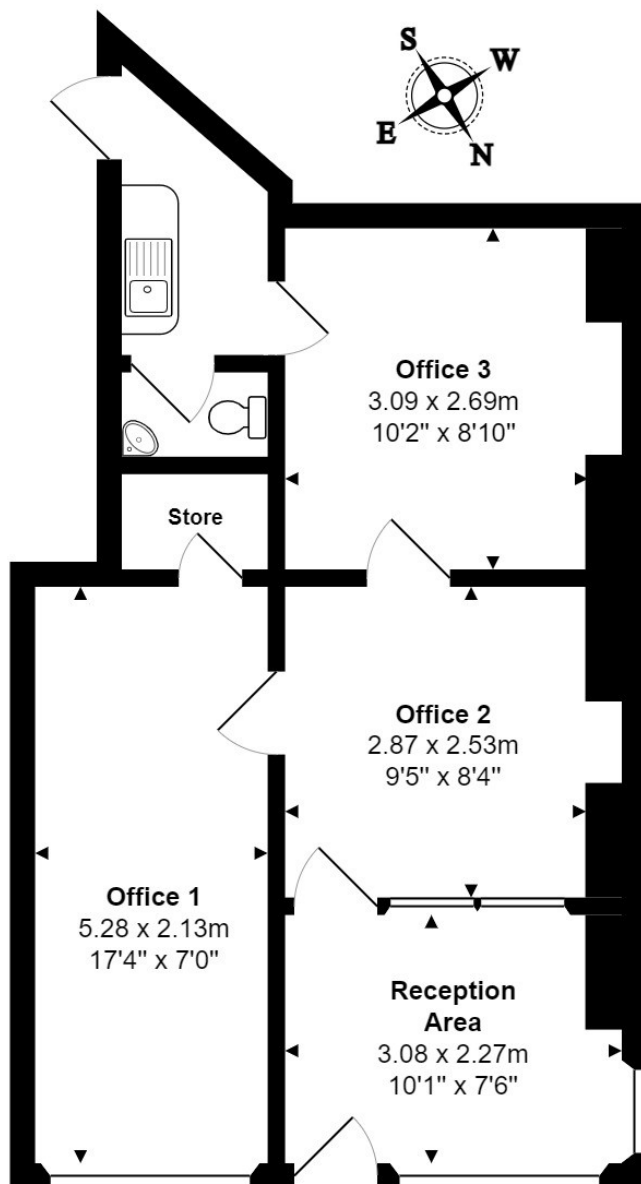
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions:

Approaching from the north, follow the A382 towards the centre of town and the premises will be found on the right hand side, with a sign saying “Moretonhampstead Estate Agency”.

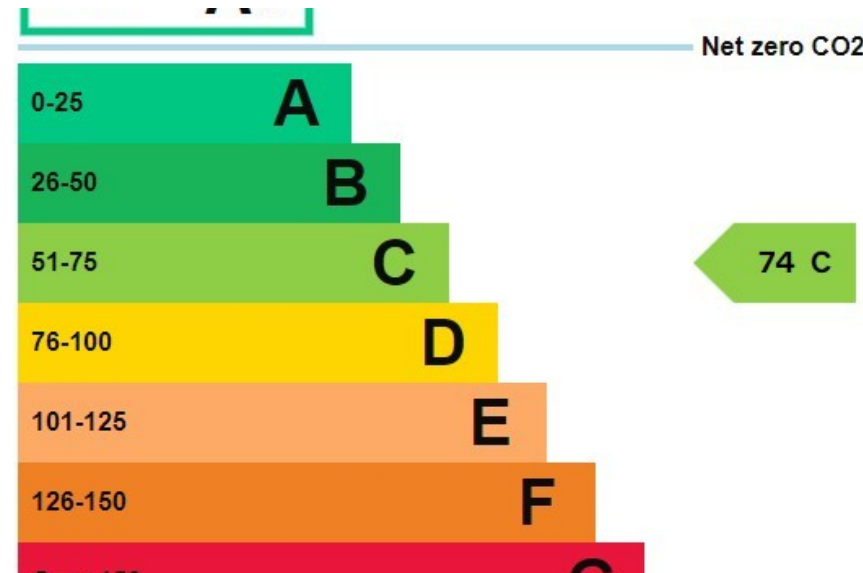
What3Words location: mandates.bills.drumbeat





Total Area: 44.6 m² ... 481 ft²

All measurements are approximate and for display purposes only



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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