



2A Angel Hill, Tiverton, EX16 6PE
£12,000 Per Annum

Situated in the town of Tiverton, this expansive ground floor shop boasts a generous shop floor area and a sizeable basement space. With its prime location, this commercial shop is an excellent opportunity for businesses seeking a prominent presence in the vibrant Tiverton community.

Description

Nestled in the charming Tiverton Town, this expansive shop and basement offer a unique leasing opportunity.

The shop floor spans over 9 meters, providing abundant space for a multitude of purposes, from retail displays to creative layouts.

The basement is a standout feature, offering additional amenities such as a laundry area, kitchenette, two WC's, an office space, and ample storage options. To top it off, a quaint outside area at the rear, accessed from the basement, adds a touch of versatility to the property. With such a wealth of features and amenities, this property is truly a gem worth exploring.

Contact us today to schedule a viewing and uncover the full potential of this exceptional commercial space in the heart of Tiverton Town.

Lettings Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at lettings@weldenedwards.co.uk.

General Conditions Lettings

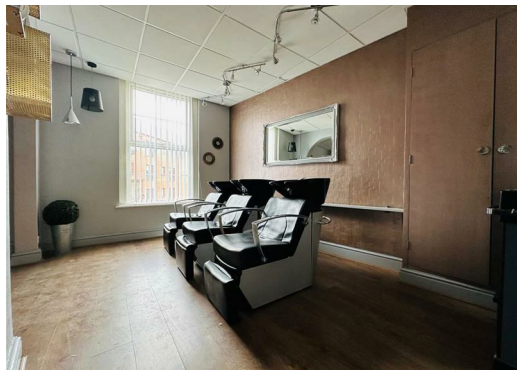
Upon application we require one weeks rent as a holding fee. Applicants will also need to sign a holding deposit form in order to secure the Property. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

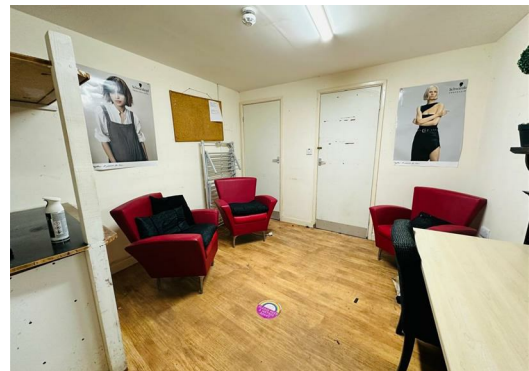
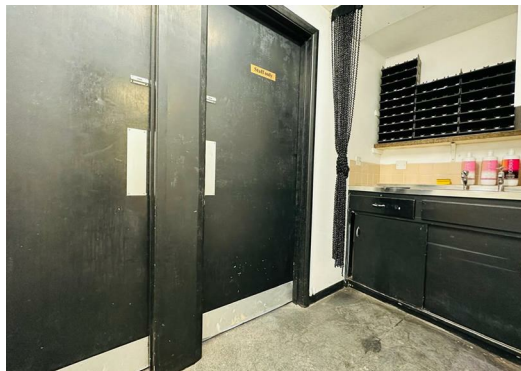
Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

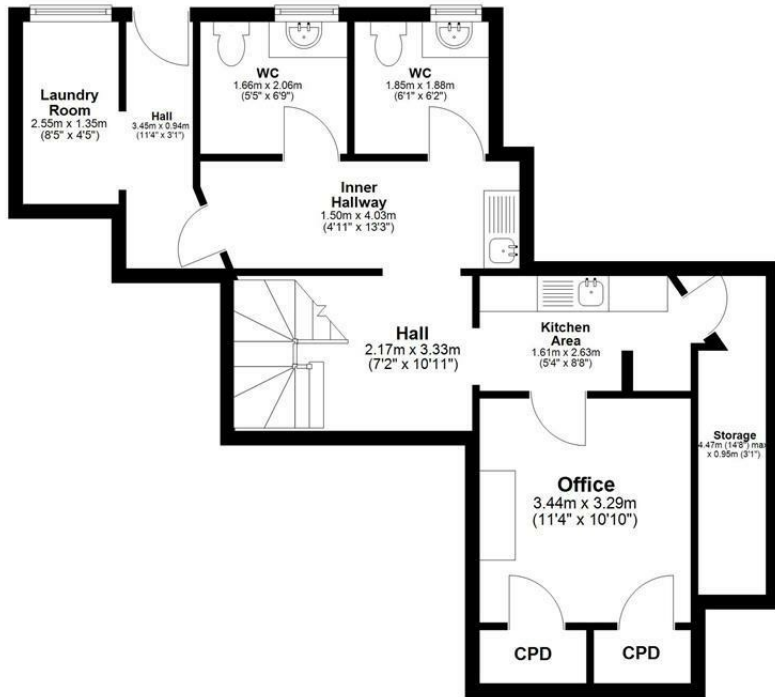
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





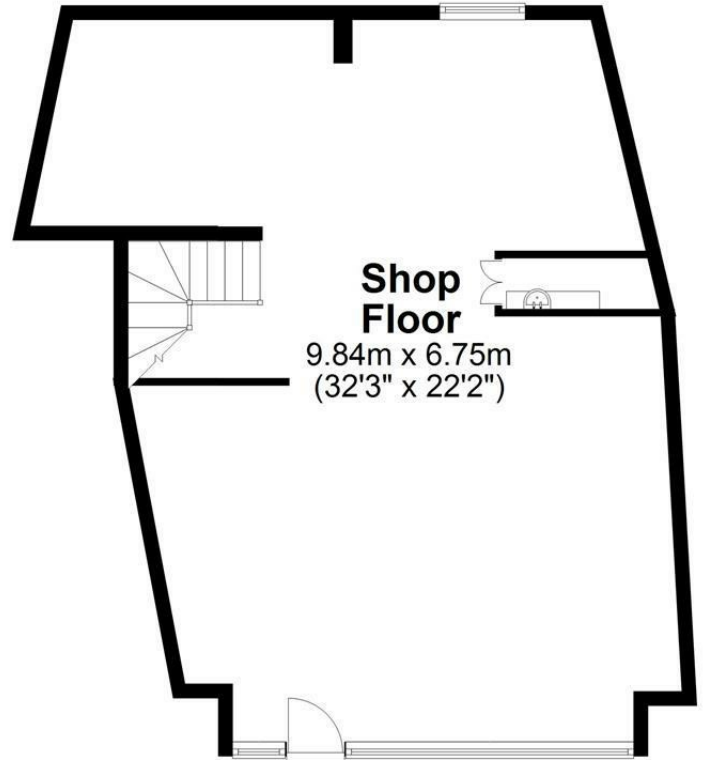
Basement

Approx. 52.9 sq. metres (569.9 sq. feet)



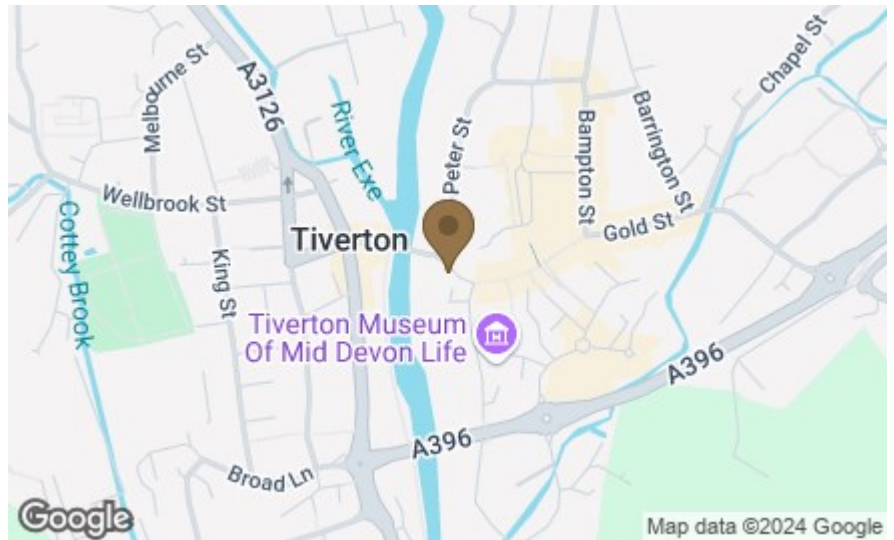
Ground Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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