

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a three-story stone building with a gabled roof, situated on a street. The building has several windows with white frames and a central entrance. To the left, a white building is partially visible. To the right, a brick wall and a street sign are visible. The sky is overcast. A green banner at the bottom of the image contains text.

gth

Former Nurses Accommodation and Stores

FOR SALE / TO LET

57 Bampton Street, Tiverton,

Devon, EX16 6AH

- A handsome Grade II Listed property in the town centre with parking.
- Property requiring restoration and refurbishment.
- Total floor area of 487.77 sq m / 5,250 sq ft spread over basement, ground, first and second floor levels.

New lease available by arrangement at £30,500 per annum

Freehold Guide Price: £305,000

Location

The property is located within Tiverton's town centre on Bampton Street. Situated on the edge of Tiverton's retail district with Domino's Pizza, a Chinese restaurant, fish and chip takeaway nearby along with other independent retailers.

Tiverton is an expanding town with an estimated catchment population of 36,000 and is located just off the A361 which provides access to Junction 27 of the M5 which is only 7 miles away. Exeter is just under 14 miles away.

Description

A Grade II Listed semi-detached property in need of refurbishment with 6 parking spaces to the rear, to include one restricted space.

The ground floor consist of a former kitchen, two large front rooms, further rooms, stores and WC block. The first floor contains various boarding rooms, a bathroom and WC. The second floor is housed in the attic areas with further rooms and storage areas.

Floor Areas

We have obtained the following net internal floor areas:-

Basement Store	28.25 sq m	304 sq ft
Ground Floor Rooms	195.40 sq m	2,103 sq ft
Ground Floor Stores	7.36 sq m	79 sq ft
First Floor Rooms	192.28 sq m	2,070 sq ft
Second Floor Rooms	36.64 sq m	394 sq ft
Second Floor Stores	27.84 sq m	300 sq ft
Total	487.77 sq m	5,250 sq ft

Council Tax / Business Rates

We have been advised that there is no council tax or rates applicable to this property at this moment in time.

Energy Performance Certificate

The property is listed and therefore does not require an EPC.

Terms

To Lease:

A new effective full repairing and insuring lease is available for a term by arrangement at a guide rent of £30,500 per annum.

For Sale:

The property is for sale freehold at a guide price of £305,000 with vacant possession.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent or purchase price.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: zack.dennington@gth.net /

joseph.hughes@gth.net



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



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