



gth

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maternity & baby clothing

EAST STREET, SOUTH MOLTON, DEVON

2 East Street

South Molton Devon, EX36 4BU

A361 North Devon Link 1 mile; Barnstaple 12 miles; Tiverton 19 miles; Exeter 30 miles

Ground floor double fronted retail premises, former shop located in prominent town centre position with return.

Freehold **Guide Price £55,000**

Viewing Strictly by appointment with the agents.

23 Broad Street, South Molton, Devon, EX36 3AQ Email: residential.southmolton@gth.net Tel: 01769 574500 |

Ref: STM240078

DESCRIPTION In the centre of South Molton, 2 East Street is a double fronted shop, providing a great investment opportunity. The accommodation is on ground floor level and had been well maintained by the current occupiers, therefore a blank canvas for future occupiers. The shop is double fronted and benefits from high ceilings and large bay windows providing additional light sources. There is a storage cupboard with wash hand basin and shelving.

TERMS The property is available for sale freehold at a guide price of £55,000. We are advised the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

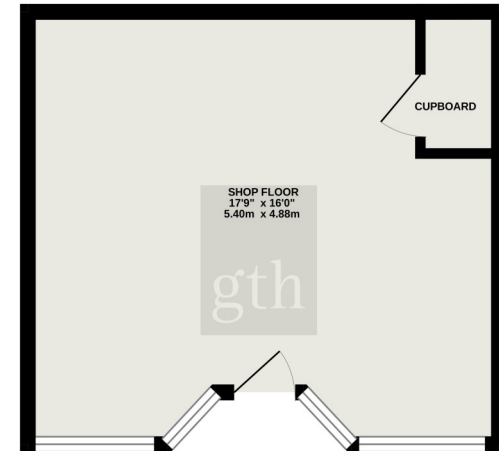
BUSINESS RATES & COUNCIL TAX The premises have a current rateable value of £5,700 per annum. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. 100% Small Business Rates Relief is available to some occupiers where rateable values are less than £12,000 per annum. North Devon Council— Council Tax Band B. East Street Devon Rental Ltd have a 999 year lease for which £466.12 is paid for annual buildings insurance, this will be transferable upon on the sale.

SITUATION The bustling market town of South Molton is well situated within North Devon, enjoying easy access from the A361 link road and providing a good range of local services, including shops, recreational facilities and primary and secondary schooling. The larger centre of Barnstaple to the north west affords an extensive range of commercial, recreational and educational facilities, befitting those of an important regional hub and including both local and national high street shops, post office, restaurants, public houses, a leisure centre, cinema and theatre. South Molton is surrounded by picturesque North Devon countryside which provides a wealth of outdoor activities including walking, horse riding, cycling, sea, coarse and game fishing, and golf courses at High Bullen, Libbaton, Portmore and Saunton. To the north the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths, whilst the stunning North Devon coast is easily accessible, with popular sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

SERVICES Mains electricity, water and drainage are connected to the property.

DIRECTIONS From the agents office in The Square, walk eastwards and 2 East Street will be found on the left hand side

GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 274 sq ft (25.5 sq.m.) approx.
Measurements are approximate. Not to scale. Buildings prepared using
Mapbox Streets ©2024

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.