

8 Fore Street, Tiverton, Devon, EX16 6LH



## 39 Gold Street, Tiverton, Devon, EX16 6QB

£5,500 Per Annum

- Minimum of a 2-year lease with a rent review at year 2.
- Each party to bear their own legal costs.
- Business rates: Rateable value from 1st of April 2026 £3,850pa. For further information on the actual business rates payable, please contact Mid Devon District Council, Business Rates Department on 01884 255255, as small business rates relief may apply.
- Insurance and water charges are payable direct to the landlord and will be charged at 25% of the full cost as there are three other properties within the building.
- Deposit equal to 2 months' rent required.
- The basement is ideal for storing stock and this is where you will find the cloakroom.

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# 39 Gold Street, Devon EX16 6QB

This nicely positioned shop with a basement is located at the bottom of the popular Gold Street. EPC:  
D



Council Tax Band: Exempt

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## LongDescription

This nicely positioned shop with a basement is located at the bottom of the popular Gold Street. With its mixture of independent shops and within walking distance of a major supermarket there is a lot of passing trade both on foot and by car.

Previously used as a picture framing shop and sweet shop it is ideal for a first commercial venture.

The basement is ideal for storing stock and this is where you will find the cloakroom.

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Permitted payments.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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## Directions

Located towards the end of Gold Street near the clock tower on Lowman Green.

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

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

