



An attractive mixed-use investment opportunity with tenants in situ, comprising an established ground-floor shop, a self-contained one-bedroom ground-floor flat and a spacious three-bedroom first-floor flat. A versatile income-producing property combining commercial and residential accommodation.

11 Fore Street | Bovey Tracey | TQ13 9AD





PROPERTY TYPE

Shop & Two Flats



SIZE

1,181 sq ft



LOCATION

Bovey Tracey



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

N/A



EPC RATING

41 B



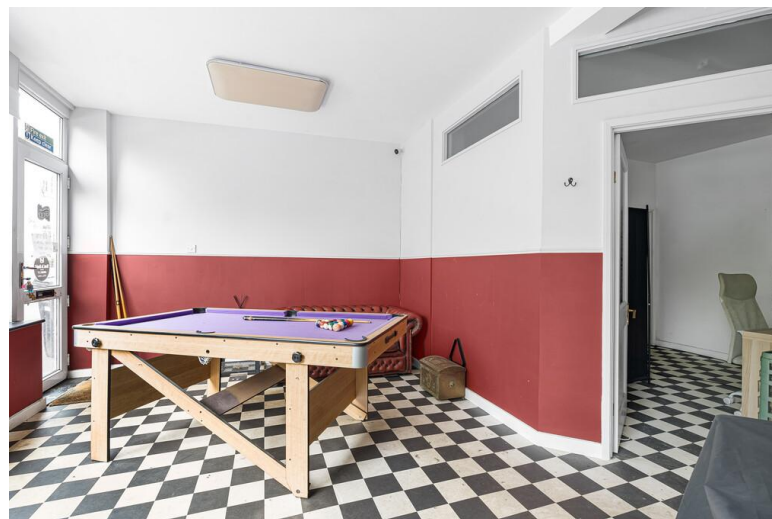
COUNCIL TAX BAND

A



in a nutshell...

- Mixed-use investment opportunity
- Tenants in situ with a circa 9.8% yield per annum
- Established ground-floor barbershop
- Prominent glazed shop frontage
- Flexible commercial accommodation
- Self-contained one-bedroom ground-floor flat
- Three-bedroom first-floor flat
- Separate access to residential accommodation
- Commercial and residential income streams
- Popular Bovey Tracey location





the details...

This mixed-use investment opportunity is offered with tenants in situ, comprising an established ground-floor commercial unit together with two self-contained residential flats with a circa 9.8% yield per annum.

The ground floor is currently arranged as a barbershop and features a spacious main trading area with a wide glazed shopfront, providing good natural light and street presence. Beyond the principal retail area are additional flexible rooms suitable for treatment, office, staff or storage use, together with a kitchenette and WC facilities. Occupying a traditional two-storey building with a prominent ground-floor frontage, the property offers flexible accommodation suitable for continued retail or service use, with potential for alternative uses, subject to the necessary consents.

The first-floor flat A provides well-proportioned residential accommodation comprising three bedrooms, a kitchen, dining/living room and family bathroom. The kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, while the separate dining/living room provides a versatile reception space with good natural light. The three bedrooms are all independently accessed, with the principal bedroom offering particularly generous proportions. A family bathroom completes the accommodation, fitted with a bath, wash hand basin and WC. The flat is presented in a clean, neutral decorative style, with good levels of natural light throughout.

The ground-floor flat B, situated to the rear of the commercial premises, provides self-contained residential accommodation with its own external access. The accommodation comprises a double bedroom with en-suite shower room and an open-plan kitchen/living area. The kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, opening into a comfortable living and dining area with good natural light. The double bedroom provides space for freestanding furniture and benefits from a private en-suite shower room, fitted with a shower enclosure, WC and wash hand basin. The accommodation is presented in a generally neutral decorative style.



the floorplan...

Approximate Gross Internal Area 1811 sq ft - 168 sq m

Ground Floor Area 919 sq ft - 85 sq m

First Floor Area 892 sq ft - 83 sq m



Ground Floor

First Floor



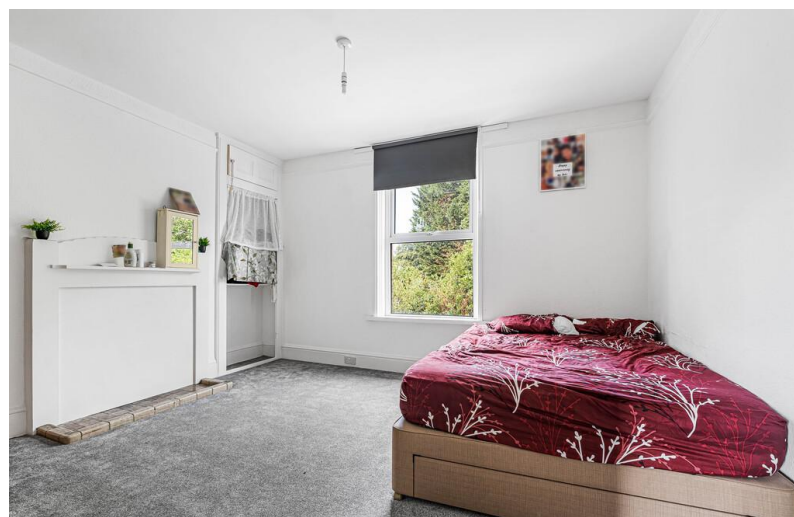
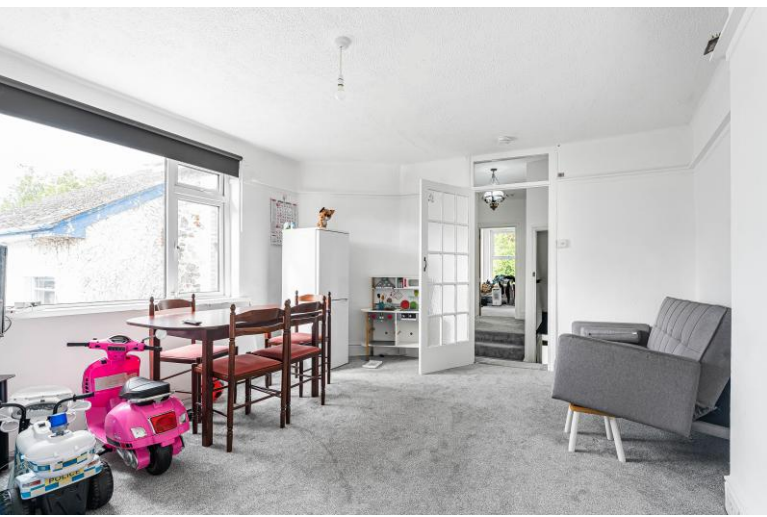
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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 - minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth.

Shopping

Late night pint of milk: Tesco Express 0.1 mile

Town centre: Bovey Tracey 0.1 mile

Newton Abbot: 6.6 mile

Supermarket: Co-op 0.3 mile – Lidl : 0.6 miles

Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10.6 miles

Parke & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.5 mile

Stover Golf Club: 3.3 miles Haytor, Dartmoor: 3.8 miles

Travel

Bus Stop: Riverside surgery 0.1 mile

Train station: Newton Abbot 6.8 miles

Main travel link: A38 2.4 miles

Airport: Exeter 18 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9AD**

how to get there...

From the office walk up the road towards the town. The shop and flats can be found on the same side of the road.





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