



27 The TOPSHAM BOOKSHOP

27 Fore Street
TOPSHAM

WGC Wilkinson
Grant & Co



27 Fore Street

Topsham

DEVON



A charming Grade II Listed 17th century property occupying a prominent position on Topsham's main street. Rich in character and period features, the property offers versatile accommodation arranged over four floors.



1934 sqft



1 Bedroom



Central Topsham Location



1 Bathroom



Prominent Commercial Shop



Residents Permit Parking





THE PROPERTY

A charming Grade II Listed 17th century property occupying a prominent position on the main street within the sought-after conservation area of Topsham. The property offers versatile and characterful accommodation arranged over four floors.

The building is currently configured with the commercial premises of "The Topsham Bookshop" occupying the basement (170 sqft), ground (464 sqft) and first (647 sqft) floors, with a residential flat situated on the second floor (653 sqft). A bathroom located on the first floor is currently shared between the commercial premises and the residential accommodation. Access to the residential flat is via a side entrance to the property, with the route leading through the shop and up to the private entrance door on the second floor.

Historically, the property was arranged with the shop occupying the basement and ground floor, with the first and second floors forming a self-contained residential apartment.

The existing lease for The Book Shop is due to expire on 31st December 2026. The tenant has indicated they would be willing to enter into a new lease with an incoming purchaser if desired.

The residential accommodation is currently tenanted; however, notice has been served, and the property is intended to be sold with vacant possession on the 1st of January 2027.



THE LOCAL AREA

A vibrant location, popular with locals and tourists, five miles south of Exeter's historic city. Topsham Primary school is a short walk away and there is a choice of good secondary schools and a college in the City. There are two bus services and the Avocet train line in Topsham and the cycle routes to Exeter and Exmouth beach are popular. Several supermarkets are within a short drive as is access to the M5 and A30. Exeter Airport is 18 minutes away too.

Occupying a prime position on Fore Street, Topsham's main commercial thoroughfare, the property enjoys a highly visible location between the Village Hall and the Quayside. With a substantial amount of passing foot traffic directly outside, the premises are ideally suited to a variety of retail, office, or other commercial uses.



27 Fore Street, Topsham

EX3 0HD

Speak to the Agent
or Book a Viewing



DIRECTIONS:

On leaving the Topsham office of Wilkinson Grant, turn right and head along the one-way street. After about 150 meters, just past the Church, you will find the property on the left-hand side.

Postcode for Sat Nav: EX3 0HD

What3Words: ///ruler.glare.mild



Electric Economy 7 Night Storage Heaters



Sewerage is Mains



Electrics is Mains supplied



Broadband currently in contract with BT.
Speed: 71mbps

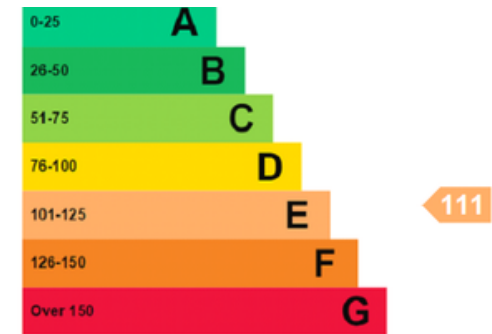


Water is Mains supplied



Several Mobile Networks currently show as available (02, Virgin, 3, Vodafone, EE)
BT Landline

ENERGY PERFORMANCE CERTIFICATE:



Properties are given a rating from A+ (most efficient) to G (least efficient).

Read the full report [here](#)

AGENTS NOTE:

The vendors have advised, in order that prospective purchasers are made aware, that part of the property is subject to a flying freehold which is documented at the Land Registry, with part of the first and second floor is located above an archway, providing pedestrian access to neighbouring properties.

27A Council Tax Band A
27 Rateable Value £15,000

If you have any questions about this property, or would like to arrange a viewing, please contact the Exeter office on 01392 427500



Freehold



Band A



Grade II Listed



Conservation Area

WG
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