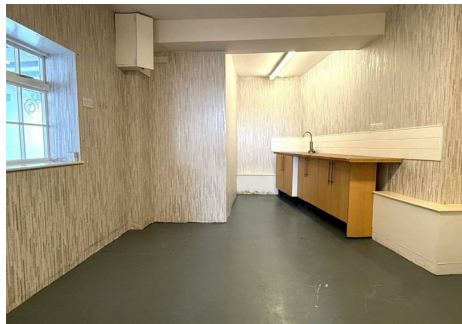




seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



5 Newton Square, Bampton, Tiverton, EX16 9NE

£300 Per Month

- Rent £300pcm
- Initial lease of 3 years.
- The tenant will be responsible for all utility charges and business rates if applicable.
- The deposit payable £300
- Legal costs, each party are to bear their own.
- The rent review will be carried out when the initial lease expires.

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



5 Newton Square, Tiverton EX16 9NE

Available immediately, 5 Newton Square which has been used previously as a very successful Delicatessen and a Gift Shop. Ideal for a first business. EPC: C



Council Tax Band: Exempt



LongDescription

Available now is 5 Newton Square which has been used previously as a very successful Delicatessen and Gift Shop.

It is ideal for those starting up their first business

Rent £300pcm

The deposit payable £300

Initial lease of 3 years.

The rent review will be carried out when the initial lease expires.

Legal costs, each party are to bear their own.

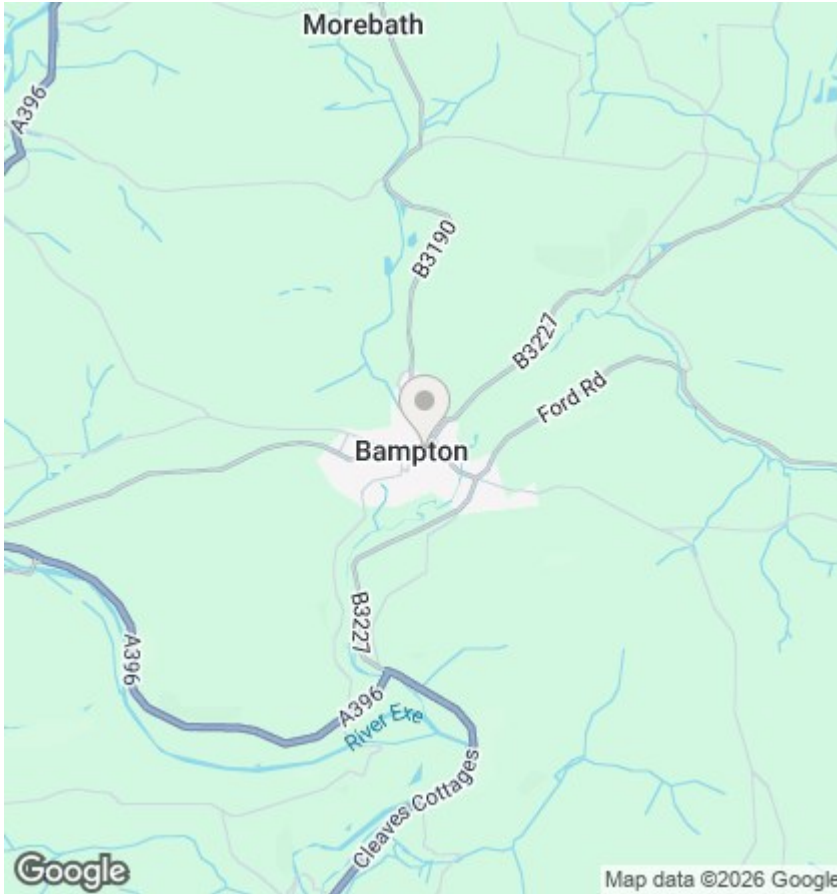
The tenant will be responsible for all utility charges and business rates if applicable.

The tenant will be responsible for the internal upkeep of the premises.

Business rates: Current rateable value from the 1st of April 2026 is £2,700 per annum. For further information on the actual business rates payable, please contact Mid Devon District Council, Business Rates Department on 01884 255255.

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.



Directions

The premises are situated in the centre of Bampton opposite the Spar shop.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	