



Guide Price £132,500

seddons



## Shop Unit, Tamara Court 26 Gold Street, Tiverton, Devon, EX16 6PY

- Lock Up Commercial Shop unit
- Central location
- Investment opportunity
- Potential gross yield excess 7%
- 10 Year BuildZone Warranty
- High specification finish
- Potential rental income £800 pcm or £9600 p.a.

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# Shop Unit, Tamara Court 26 Gold Street, Tiverton

A brand new shop unit For Sale, in a busy trading area in the centre of Tiverton.



Council Tax Band: Exempt



## LongDescription

An exceptionally smart shop unit situated in the centre of the town; Gold Street is often referred to as Tivertons "cafe quarter", offering an individual and boutique shopping experience.

The development has been completed by the well regarded "Challenges Properties Ltd" who have a reputation for high quality and attention to detail.

The build of Tamara Court has been carefully considered, time being taken to select the right eco-friendly materials and construction techniques resulting in a thermally efficient building throughout.

The shop unit is triple glazed, measures 52m<sup>2</sup> and is situated in an excellent trading area.

The historic town of Tiverton has plenty to offer and is very well placed for excellent transport links, with a mainline train station at Tiverton Parkway alongside Junction 27 of the M5 motorway. Exeter is found further

south, with an international and internal Airport.

### Build Warranty:

Each property will be sold with a 10 year 'BuildZone' building warranty. Further information can be supplied upon request.

### Potential Rental Income:

£800 pcm or £9600 p.a.

### Services:

Mains electricity, water, and drainage.

### Tenure:

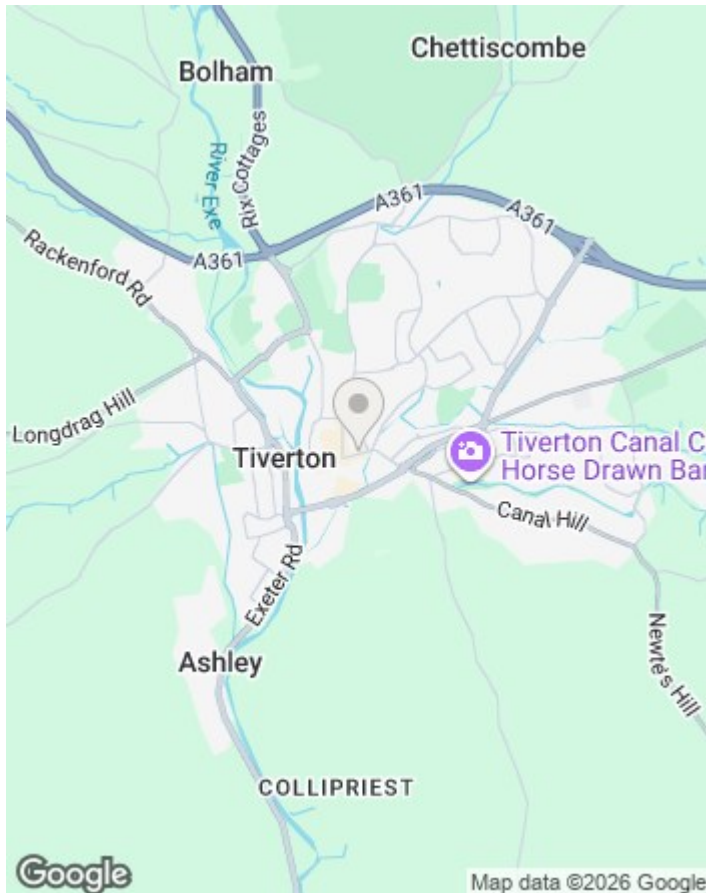
If purchased individually each property will be held on a 999 year lease. On completion of the final sale, the freehold will be transferred to the residents.

### Business Rates:

TBC

### Local Authority:

Mid Devon District Council - 01884 255255



## Directions

DIRECTIONS: From the town centre, with Banburys department store to your right, head East into Gold Street. Tamara Court will be found half way down on the left.

## 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	



Total area: approx. 51.8 sq. metres  
(557.8 sq. feet)

