Guide Price £250,000

seddons

160 Chapel Street, Tiverton, Devon, EX16 5DF

- FOR SALE OR TO LET
- Lease-to-Purchase Opportunity
- 6000 sq.ft yard for parking and sales
- Just off the town centre
- Workshop / Commercial Unit
- Substantial unit of approx 2300 sq.ft
- Redevelopment potential

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

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160 Chapel Street, Tiverton EX16 5DF

Rent-to-buy considered. Part of the rent may be credited towards a future purchase. Available for sale or to let, this established vehicle workshop and MOT centre is offered to the market following retirement, presenting an excellent opportunity for occupiers and investors.

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Council Tax Band: Exempt

A rare opportunity to acquire or rent a substantial commercial unit with a long and successful history as a vehicle repair workshop and MOT testing station. Following the owner's retirement, the property is now available, presenting an excellent opportunity for business operators and investors alike.

Occupying a convenient position close to Tiverton town centre, the property provides approximately 2,300 sq ft of workshop accommodation together with office and welfare facilities, and a generous yard extending to approximately 6,000 sq ft, offering ample space for parking, storage, vehicle display, or a variety of commercial uses. The property has a well-established trading history, having operated as a successful MOT testing station and vehicle repair workshop for many years.

The property is available for sale or to let, providing flexibility to suit a range of occupiers and investment requirements.

A particularly attractive feature is the vendor's willingness to consider a lease-to-purchase arrangement. This flexible approach may allow an incoming occupier to secure the premises immediately whilst working towards ownership, with a proportion of rental payments potentially being credited against the agreed purchase price. The purchase price and terms would be negotiated and agreed at the outset, providing clarity and certainty for both parties. Interested parties are encouraged to contact the office to discuss the available options in greater detail.

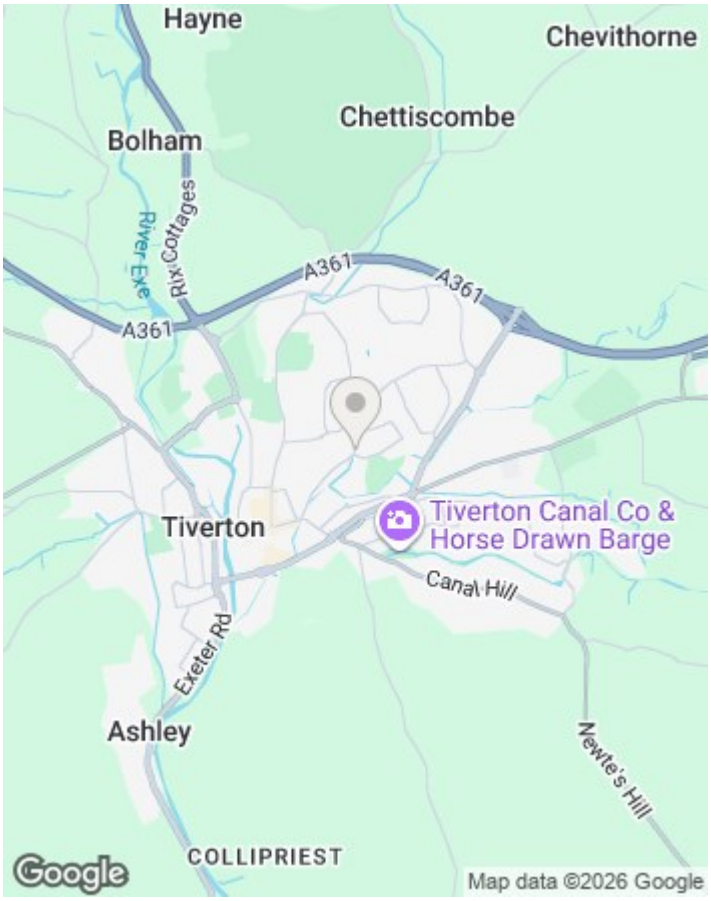
A further benefit is the absence of restrictive operating hours, allowing occupiers the flexibility to work later into the evening if required. Historically, the business chose to operate more limited hours out of consideration for neighbouring residents rather than because of any formal restriction.

The property's established trading history, generous external space, operational flexibility, and range of acquisition options combine to create a unique opportunity that is rarely available in the local market.

For further information, to arrange a viewing, or to discuss the sale, letting or lease-to-purchase options, please contact the office.

Services:
Mains electricity, water, and drainage.

Business Rates:
Rateable Value £16,750 (This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.)
Estimated Rates Payable: Approximately £7,236 per annum (subject to any reliefs available and confirmation by the local authority).



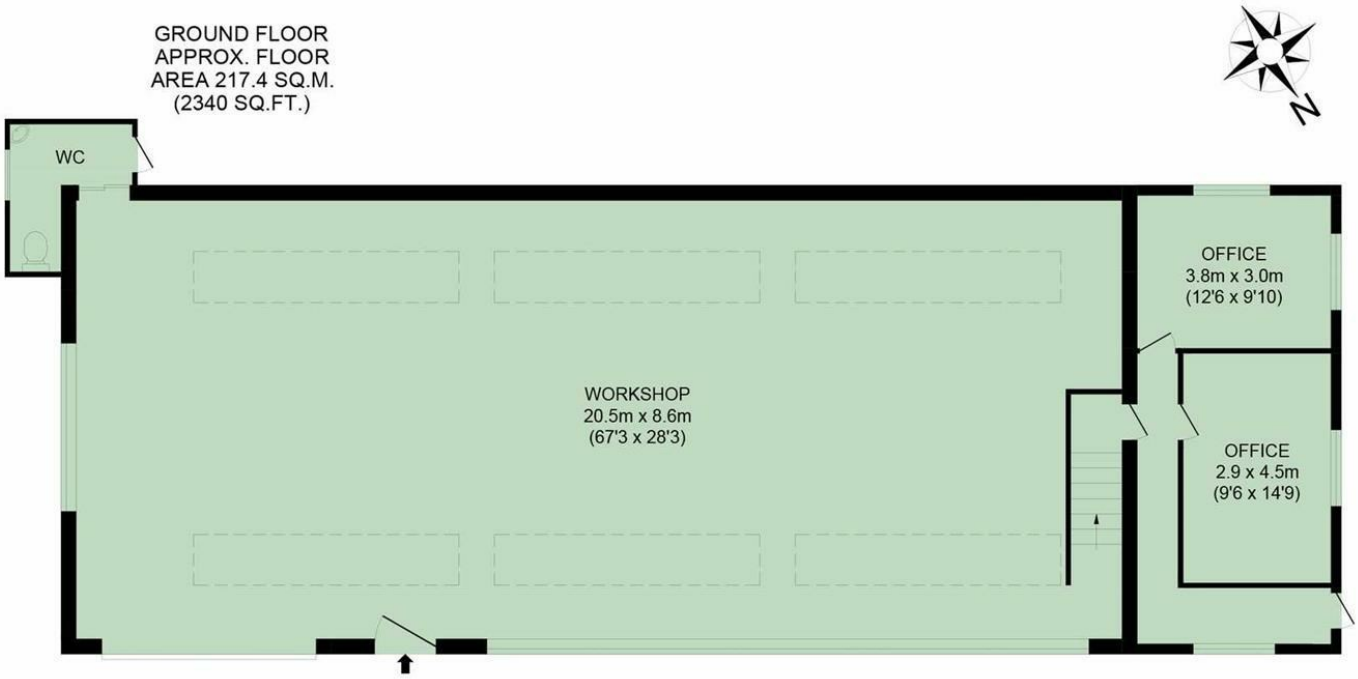
Directions

From the multi-storey car park, turn left onto Great Western Way. Turn left at the first roundabout heading towards the town centre. Continue straight across the mini roundabout and turn right as soon as you have crossed the river bridge at Lowman Green. After about 600 yards, the unit will be seen on the left.

Viewings

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

EPC Rating:



160 Chapel Street, Tiverton,
Approximate internal area 217.4 Sq.M. - (2340 Sq.Ft.)
For identification only - Not to scale.

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140)
and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.