



Bolham Road, Tiverton, EX16 6SG

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Prominent main road showroom / trade counter premises of 2,218 sq.ft (206 sq.m) plus car parking and rear yard. Additional 1,124 sq.ft. (104 sq.m) workshop/storage available by separate negotiation.

• RENTAL: £22,000 per annum. • Additional workshop storage £7,000 per annum • Highly prominent trading location • Showroom / Trade counter premises of 2,218 sq.ft (206 sq.m) with customer parking to the front • Rear yard for additional parking, external storage or display, 2,844 sq.ft (264 sqm) • Current operator having been in occupation for over 15 years • Additional two bay workshop / store, located on same Estate, 70 meters away available if desired, 1,124 sq.ft (104 sq.m) • Suitable for passing trade with thousands of vehicle movements per day

£22,000 Per Annum

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## **LOCATION AND SITUATION**

Tiverton is a market town with a population of approximately 21,000, plus a wide catchment, and is the administrative centre of Mid Devon District Council. In addition it is considered to be the gateway to Exmoor and is within five miles of the motorway network (M5) and approximately twelve miles north east of Exeter the County City of Devon.

The property is situated on Bolham Road, one of the main arterial roads in and out of the Town Centre and is located adjacent to both Tiverton Football Club and Tiverton Rugby Club whilst also being opposite Exe Valley Leisure Centre. Other occupiers closeby include Pets at Home, Morrisons and Tiverton and District Hospital.

## **THE PROPERTY AND CONSTRUCTION**

The premises have brickwork to all external elevations with internal blockwork, under a pitched and insulated profiled roofs. Originally two units the premises are now linked and provide a floorarea of 2,218 sq.ft (206 sq.m). To the front of the premises are twin glazed retail entrances, although the original roller shutters are still in situ, with additional road fronting windows suitable for further natural light or display signage. Additional specification includes mezzanine storage floor, 2 x offices, concrete flooring and toilet facilities. To the rear of the premises is a gated yard of 2,844 sq.ft (264 sq.m) with customer parking to the front.

The current Tenants also rent a double bay workshop, on the same Estate approximately 70 meters away, which comprises of storage of 1,124 sq.ft (104 sq.m) and has double roller shutter door access and side yard for container storage. This part is available by separate negotiation if desired.

## **THE PROPOSAL**

The premises are available by way of a new lease.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the

Energy Performance Certificate and Recommendation Report.

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:-  
Rateable Value (2026 Listing): £16,250 Rates Payable: £8,158 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £15,000 are eligible to apply for an element of small business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Mid Devon District Council.

## **VAT**

Not applicable.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **THE ACCOMMODATION (comprises)**

### **SHOWROOM**

GIA 2,218 sq.ft (206 sq.m) Configured as two adjoining buildings with 'knock through' between both units, concrete flooring, customer entrance, double door delivery entrance, 2 x roller shutter doors, insulated roof, lighting, 2 x offices, toilet facilities, mezzanine floor circa 750 sq.ft (70 sq.m) with restricted head height

### **CAR PARKING**

To the front and side of property for circa 6 vehicles, more if double parked

### **REAR YARD**

GIA 2,844 sq.ft (264 sq.m) Gated yard suitable for external storage or additional parking

Also available is a workshop/store, available by separate negotiation. This is located on the same Estate, approximately 70 metres away.

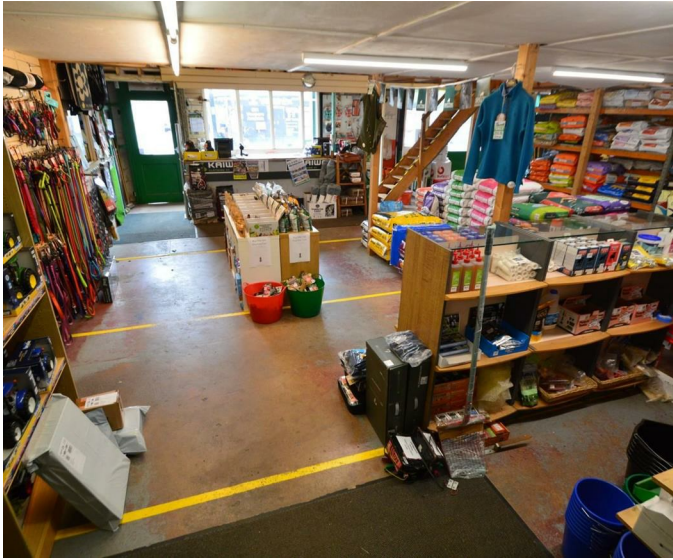
### **WORKSHOP / STORES**

GIA 1,124 sq.ft (104 sq.m) Two roller shutter access doors, electricity, area to side of unit for container, parking to front of unit.

### **VIEWINGS**

By strict appointment through the agents,

Bolham Road, Tiverton, EX16 6SG



*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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