Guide Price £125,000

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16A St. Peter Street, Tiverton, EX16 6NU

- Versatile detached commercial premises
- Flexible office & meeting accommodation
- Nearby parking & excellent road links
- Approx. 100 sq.m (1,076 sq.ft)
- Close to Tiverton town centre
- Potential for a variety of alternative uses

16A St. Peter Street, Tiverton EX16 6NU

A surprisingly spacious and versatile detached building, conveniently situated close to Tiverton town centre and offering approximately 100sq.mtrs (1,076 sq.ft) of accommodation arranged over two levels.

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Council Tax Band: Exempt







A surprisingly spacious and versatile detached building, conveniently situated close to Tiverton town centre and offering approximately 100m² (1,076 sq ft) of accommodation arranged over two levels.

Formerly used as a church meeting room, the property is now occupied by Easy Living Care, a local domiciliary care provider, and is used as office, administrative and meeting accommodation.

The Property
The building offers a flexible layout which could lend itself to a variety of uses. At entrance level is a spacious entrance hall, two cloakrooms and a useful storage room, formerly a third cloakroom. There is also a separate office and a generous main meeting room.

Stairs lead down to the lower ground floor where there is a further room extending to approximately 21m² (226 sq ft), currently providing staff accommodation with a kitchenette at one end. A separate fire escape is located at the far end.

The size and open nature of the principal meeting room in particular offers considerable flexibility. Subject to any necessary planning or other consents, the accommodation could potentially suit uses such as a yoga or fitness studio, art or craft studio, training or teaching space, therapy or consulting rooms, healthcare-related offices, professional offices, or community and meeting space.

Location
The property occupies a convenient position in St Peter Street, within easy walking distance of Tiverton town centre and the Pannier Market, with the main Market Car Park readily accessible nearby. The Market Car Park itself is approached from Newport Street, just off St Peter Street. There is also on-street parking directly opposite the property, adding to the convenience for staff and visitors.

Tiverton is an established Mid Devon market town and is particularly well positioned for access to the wider region. The A361 North Devon Link Road provides the principal road connection towards North Devon and also gives straightforward access eastwards to Junction 27 of the M5.

Tiverton Parkway railway station is approximately seven miles from the town centre and provides mainline rail connections on the Bristol to Exeter route and the main line between London Paddington and the South West. This combination of town-centre accessibility, nearby parking and good regional transport links makes the property an interesting proposition for a variety of commercial and community uses.

Planning
The property is understood to fall within Use Class F1 (formerly D1). Given its adaptable accommodation and convenient location, it may be suitable for a variety of alternative uses, subject to any necessary consents.

There may also be potential for conversion to residential accommodation, subject to obtaining the appropriate planning permission and other necessary consents from Mid Devon District Council. Prospective purchasers should make their own enquiries regarding their intended use.

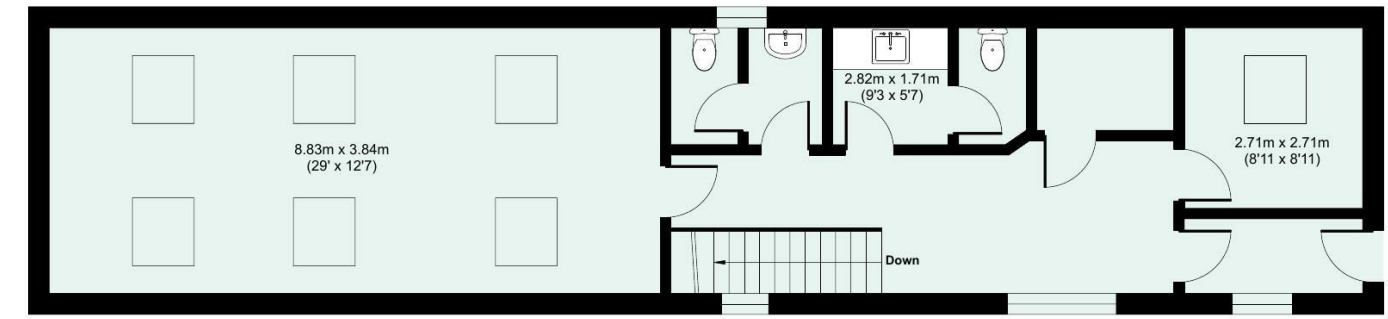
Business Rates
The property has a Rateable Value of £7,400 with effect from 1 April 2026. This is below the current £12,000 threshold for 100% Small Business Rate Relief and, subject to the occupier meeting the qualifying criteria, no business rates may therefore be payable. Prospective purchasers should make their own enquiries with Mid Devon District Council regarding their eligibility.

Tenure
Freehold

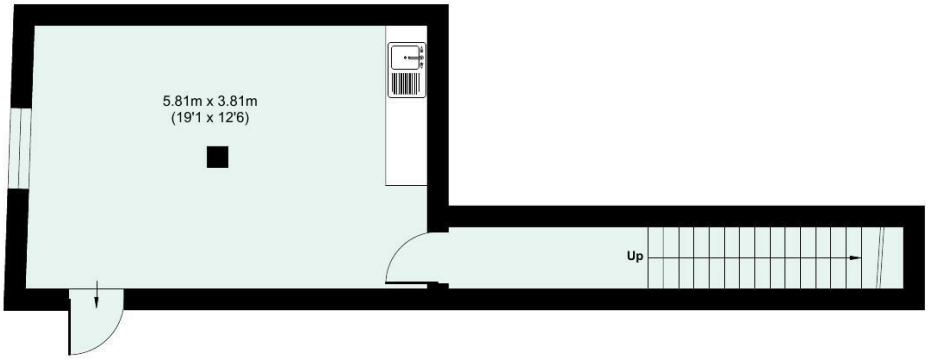
Services
Mains electricity, gas, water, and drainage.

Approximate Area = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



FIRST FLOOR

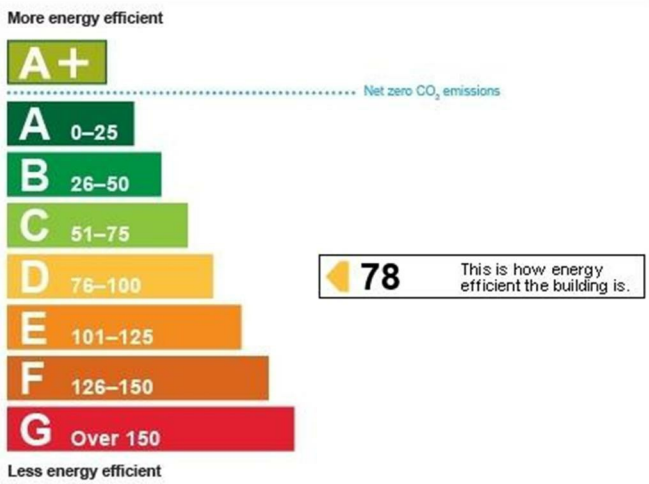


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1542514

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EPC Rating:



Viewings

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

Directions

What3words - ///code.chip.fetch
https://w3w.co/code.chip.fetch

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