



**38 High Street, Crediton, EX17 3JP**

Guide Price **£100,000**



# 38 High Street

## Crediton

- High Street commercial premises
- 981sq ft (91.2m2) approx. of floorspace
- Double frontage with large pavement space in front
- Main shop with 3 store rooms to rear
- Previously successful dog groomers & Delicatessen
- Excellent central High Street location
- Freehold control included (4 flats in building)

Set in the centre of the busy market town of Crediton, this double fronted commercial property has a good amount of pavement in front and plentiful storage to the rear. Previously run as a successful dog grooming business and prior to this a long standing delicatessen, the property lends itself to a large range of options for commercial use.

To the front is the main shop area leading back to 3 very useful storage/workroom areas with rear access. The premises are being sold with ownership of the freehold to the whole building which includes the shop and 4 separate flats.





Please see the floorplan for room sizes.

Current Council Tax: Rateable value is 8400, rate in the pound is 0.4990 and with supplement 0.5550 (small business rate relief may be applicable)

Utilities: Mains electric, gas (currently disconnected), water, telephone & broadband

Broadband within this postcode: Ultrafast enabled 1800Mbps

Drainage: Mains drainage

Heating: N/A

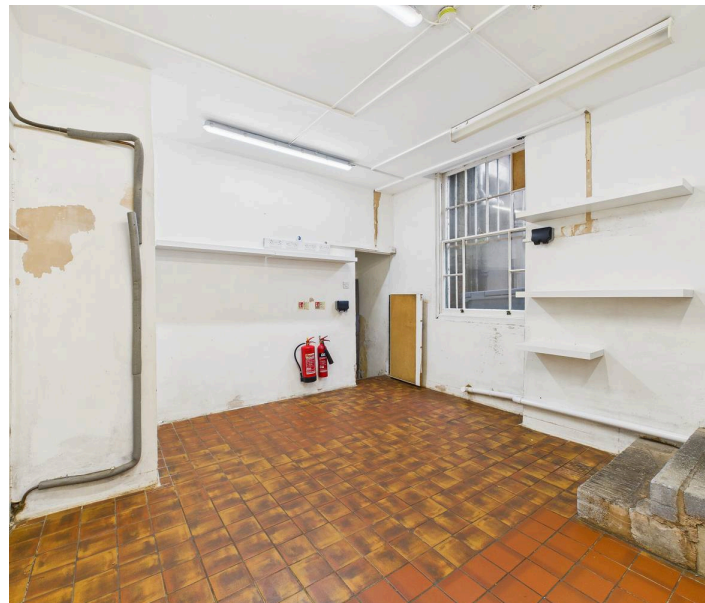
Construction: Stone/Mix

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



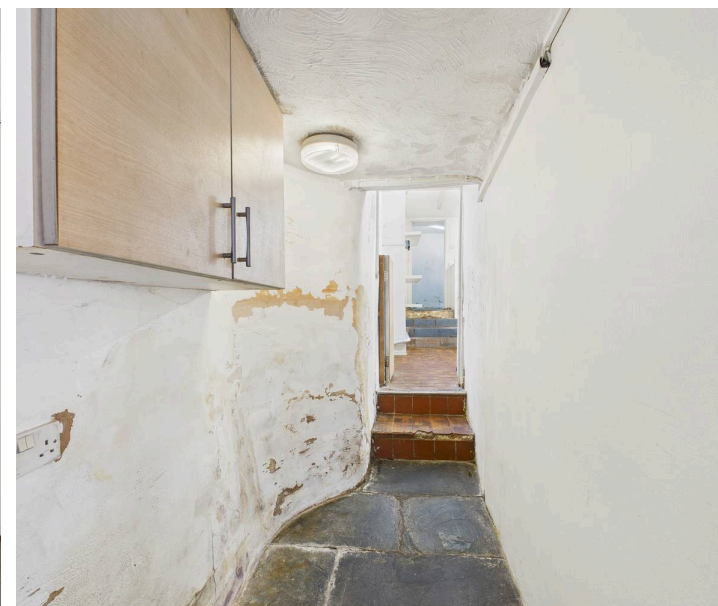
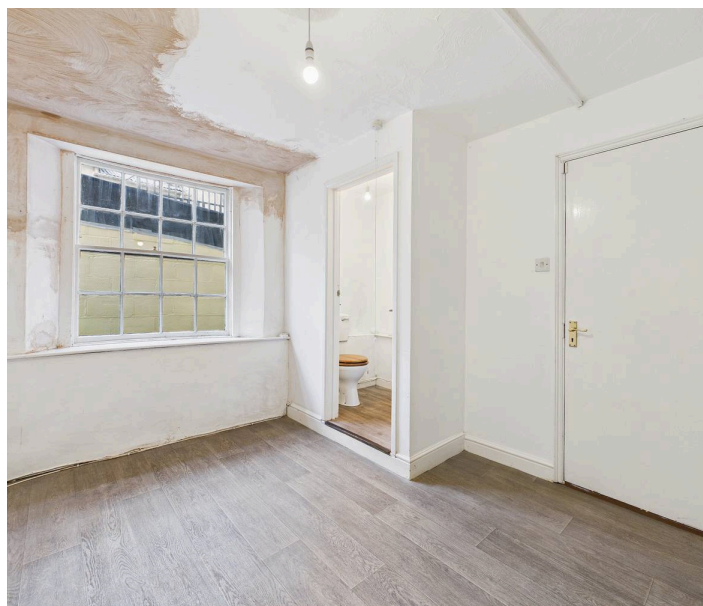
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

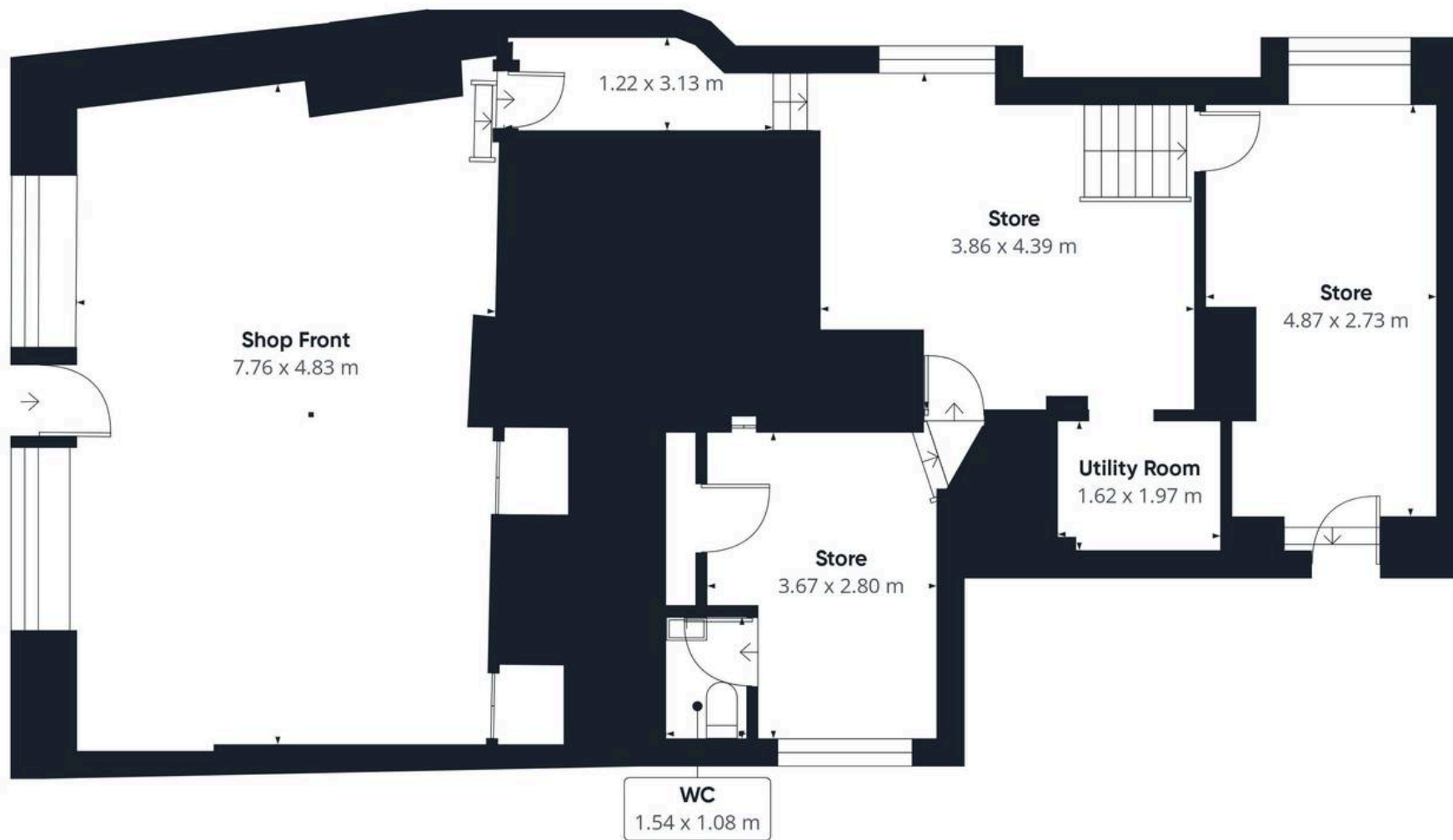
**DIRECTIONS :** The property can be found on the South side of the High Street between The Kirton Cow and Happy Garden.

For Sat Nav: EX17 3JP

What3Words: ///unearthly.brief.frostbite







**Approximate total area<sup>(1)</sup>**  
91.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**







# Helmores

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