



**Lewis's Crediton Ltd, Hawkins Way, EX17 1HY**

Guide Price **£400,000**

# Lewis's Crediton Ltd

Hawkins Way, Crediton

- Substantial commercial property on Lords Meadow
- Showroom, offices and workshop
- Approx. 4800 sqft of buildings
- Set in 0.36 acre site
- Potential to split or use as one
- Own entrance and car parking for 10 vehicles
- Additional (adjacent) land also available 0.25 acres
- No chain

Lords Meadow is Crediton's industrial estate and home to a variety of businesses from manufacturing to retail and everything in between, it's well connected for both the town, Exeter and Tiverton and substantial properties rarely come to the market.

Having owner occupied and operated for over 30 years, retirement leads to the sale of Lewis's Electrical, a range of buildings and land on a plot of 0.36 acres with it's own entrance and parking for 10 vehicles (plus access).

Amounting to approx. 4800 sqft of space, it's currently laid out as a showroom, offices, workshop and stores.

The buildings are a mix of brick and block, and then some metal framed additions. Removal of the showroom extension to the side would allow for easier access to the rear buildings which could open up the possibilities of splitting the site into smaller units for a greater return.





Adjacent to the property is an additional piece of land, with excellent frontage and it's own separate access. Currently a bare site, there's potential for further parking or development (stp). A sale for the combined sites would be entertained by the sellers however, this additional land will be retained should a buyer not want both.

Agents Notes:

**Boundaries, Access & Parking:**

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.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Buyers' Compliance Fee Notice**

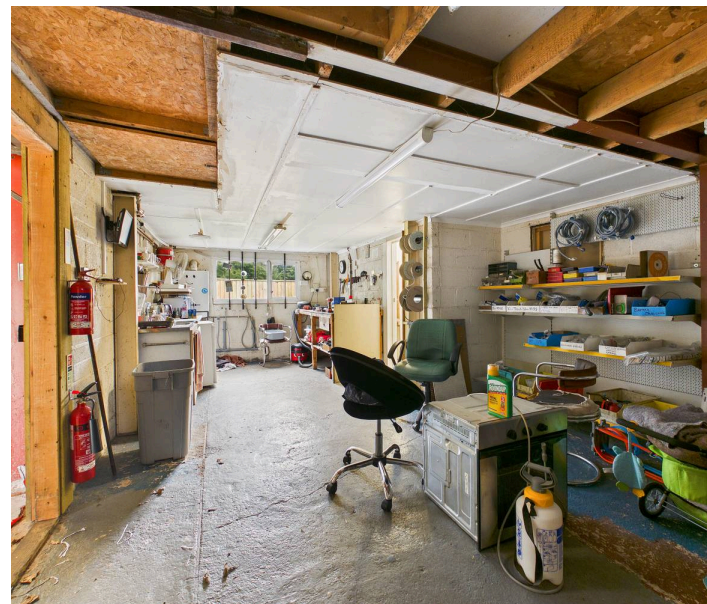
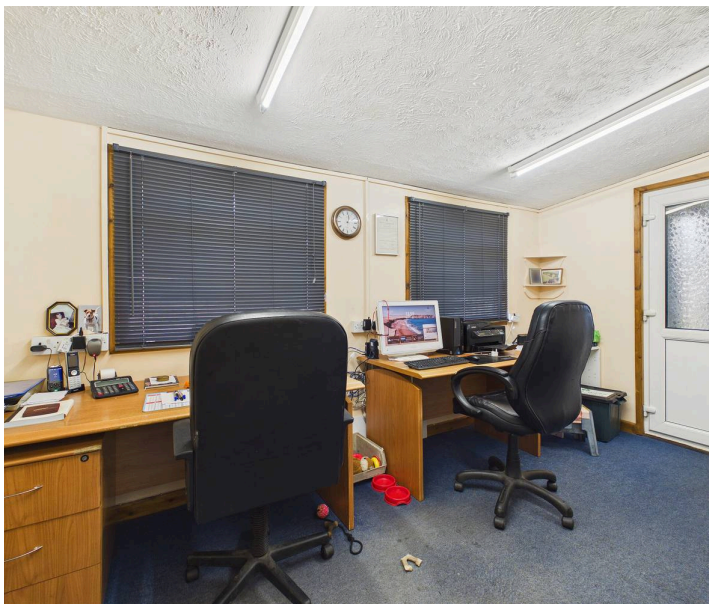
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Business Rates: According to the Valuation Office Agency website, the property has a Rateable Value of £18,750. The current small business multiplier for 2025/26 is 49.9p, giving an approximate rates payable of £9,356 per annum, although interested parties should make their own enquiries regarding any reliefs that may apply.

Please see the floorplan for room sizes.

Approx Age: various.

Construction Notes: Brick and metal framed



Utilities: Mains electric, water, gas, telephone & broadband

Drainage: Mains

Heating: NA

Listed: No

Conservation Area: No

Tenure: Freehold

**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

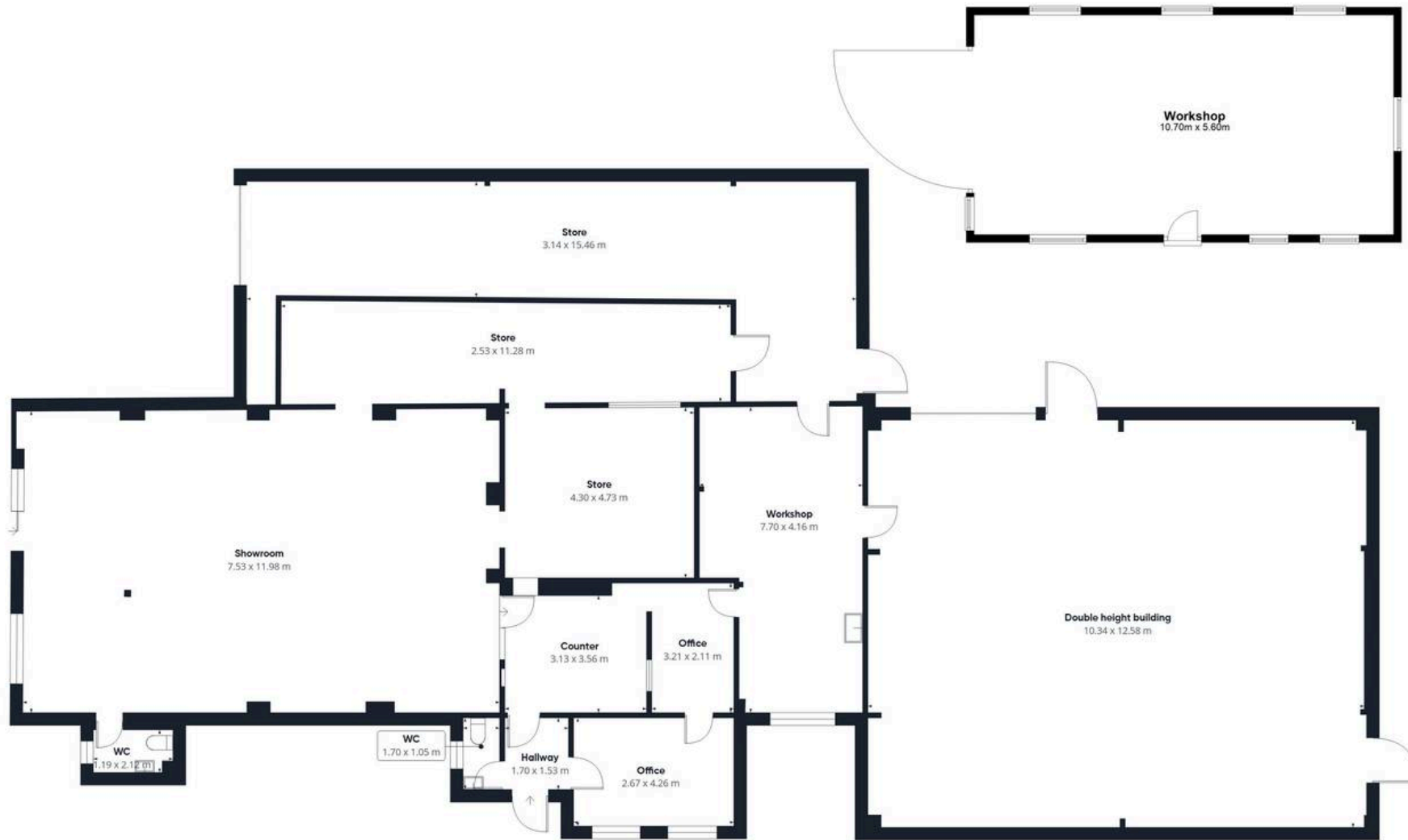
For sat-nav use EX17 1HY and the What3Words address is [///relishes.nimply.thousands](https://www.what3words.com/relishes.nimply.thousands) but if you want the traditional directions, please read on.

From Crediton: Enter Lords Meadow from Exhibition Road, pass Lidl on your left and take the next right into Hawkins Way and the property will be found on the left.

From Exeter: At "Tesco" roundabout as you enter Crediton, turn right up Wellparks Hill and once over the brow of the hill, continue into Lords Meadow and stay on the same road. At the bottom of the hill, turn left into Hawkins Way and the property will be found on the left.







Approximate total area<sup>(1)</sup>  
450.8 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.

GIRAFFE 360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.