



38 Fore Street, Tiverton, Devon EX16 6LD
£14,000 Per Annum

Located in the heart of Tiverton's thriving town centre, this spacious commercial property offers an exceptional opportunity for businesses seeking visibility and versatility. The premises feature a large shop floor, ideal for retail or customer-facing operations, complemented by a kitchen and four generously sized office rooms perfect for administrative or client meeting spaces. A basement area provides additional storage or operational flexibility. With excellent footfall and convenient access, this property is perfectly positioned to support a wide range of business ventures.

- Versatile Space over Three Floors
- Large Shop Floor
- Kitchen Area
- Four Large Office Rooms/Stores
- Long Term Rental
- Town Centre Location

Description

Situated in the bustling heart of Tiverton, this versatile commercial rental offers an ideal location for a wide range of businesses.

The property boasts a large shop floor, four spacious office rooms, a fully fitted kitchen, and a basement for additional storage or workspace.

Customer toilets are also available on-site, enhancing convenience for both staff and visitors. With excellent visibility and foot traffic, this well-appointed space is perfectly positioned to support your business growth.

General Conditions Lettings

Upon application we require one weeks rent as a holding fee. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

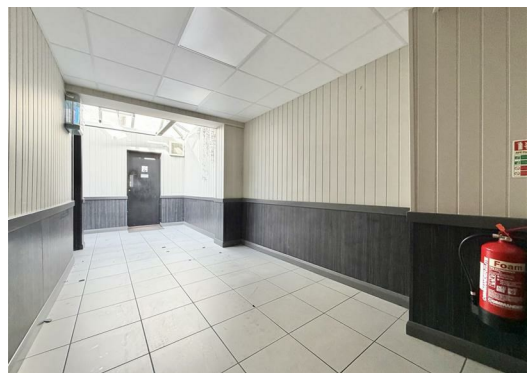
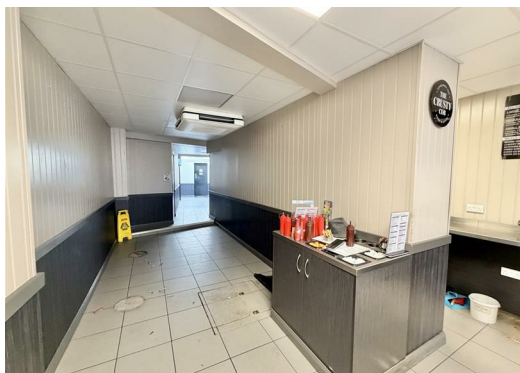
Lettings Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at lettings@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





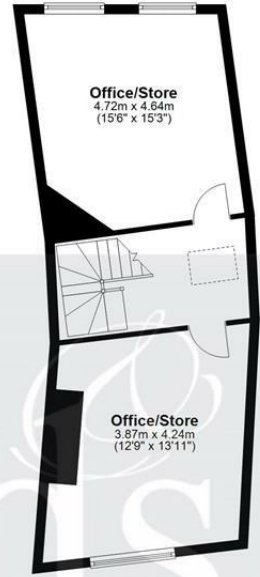
Ground Floor
Approx. 70.2 sq. metres (755.4 sq. feet)



First Floor
Approx. 48.0 sq. metres (517.0 sq. feet)



Second Floor
Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 163.9 sq. metres (1764.7 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

