



35a Fore Street, Cullompton EX15 1JS

welcome to

35a Fore Street, Cullompton

Shop with refurbished flat above. The shop offers high street frontage and comprises of a shop, office & WC. The self-contained flat has a private entrance, modern kitchen, lounge, double bedroom and shower room. Gas central heating. NO CHAIN.

An excellent opportunity to purchase a prominent shop with refurbished residential accommodation above, ideally located in the centre of Cullompton. The ground floor commercial unit benefits from high street frontage and is currently rented, with the current tenant having given three months' notice to leave from 1st May. The shop comprises a main retail area with a rear office/stock room and WC.

The self-contained flat is accessed via a private entrance and has been refurbished throughout. Upon entering, stairs lead to the living accommodation where you will find a newly fitted kitchen with space for a small table, and a front facing lounge. A further staircase leads to a double bedroom and a newly fitted shower room. The property benefits from gas central heating.

This versatile property would appeal to business owners seeking accommodation above their premises or investors looking for a mixed-use opportunity in a central location. For further information regarding potential rental income, please contact Fox & Sons. NO ONWARD CHAIN.

Shop

The shop is accessed through the front door via the High Street. There is a door into the office space and also has a storage cupboard.

Office

In the office, there is a door to the side access and a door to the WC. It features fitted wall and base units.

WC

Features a WC, a wash hand basin, and a single-glazed window to the side. It is partially tiled.

Flat

Entrance Hall

Door to front. Stairs up to kitchen/dining area and lounge.

Kitchen/Diner

Double-glazed window to the front, with one stainless-steel sink and drainer, an electric hob and oven, space for a washing machine, wall and base units, a radiator, splashback. There is also space for a dining table.





Inner Hall

Window to side, door to lounge, stairs to bedroom.

Lounge

Double glazed window to front, open fireplace, television point, under stairs cupboard, radiator.

Bedroom

Double glazed window to front. Radiator.

Shower Room

Double glazed window to rear. Wash hand basin, WC, shower cubicle, airing cupboard, fully tiled, radiator.

Leasehold Information

Length of Lease - 99 years from 8/12/1987

Ground Rent - Currently approx. £10 per annual

Service Charge - N/A

Current Building Insurance Premium N/A



Location

Cullompton is the perfect location for commuting, being within quick access to Junction 28 of the M5 and Tiverton Parkway is close by. Cullompton has a good range of shops, including Tesco, Aldi, Costa, and Home Bargains supermarkets. There is also a library, community centre, doctor's surgery, and veterinary practice.

Auction

For sale via traditional auction on Tuesday 23rd June at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA.

Agents Note

Please note the shop is subject to a Commercial Energy Performance Certificate, which is a C.



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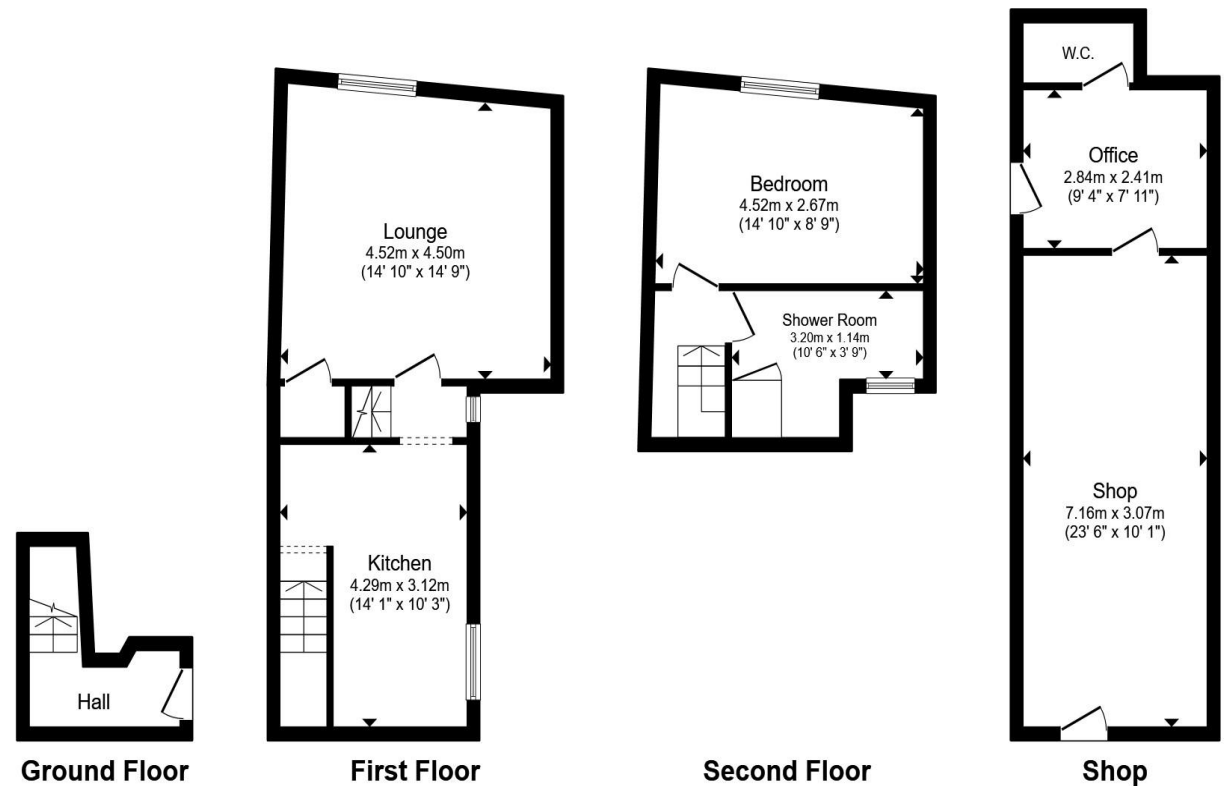
- Shop & Self Contained Flat
- Mixed Used (Commercial & Residential)
- Three Storey Mid-Terrace
- For Sale at Auction - 23rd June
- Own Services

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

£90,000



Total floor area 93.3 m² (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TVT106174 - 0003

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