



17 THE ARCADE
ASKING PRICE £85,000

Great Investment Opportunity
OKEHAMPTON

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Freehold Retail Premises
- » Laid Out Over Three Floors
- » Open Plan Layout
- » Available with Vacant Possession
- » Potential 9-10% Gross Yield
- » Potential for Some Residential Use
Subject to PP



The Property

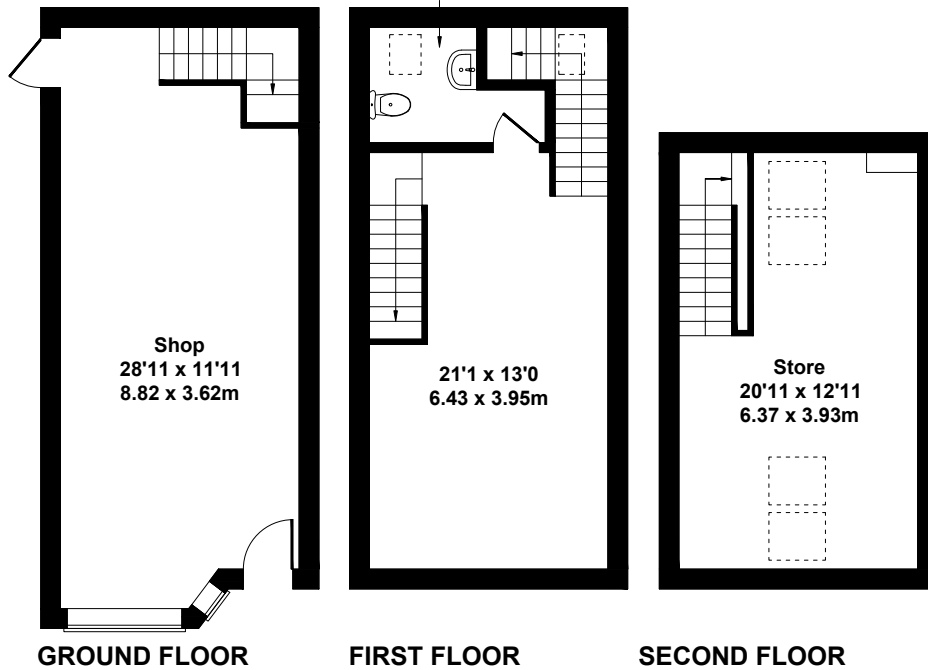
A three storey shop/retail premises located within this central shopping arcade. The Victorian arcade is a historic, covered, shopping street constructed in 1896 and remains a popular local "gem" with independent shops located in the very heart of Okehampton town. The shop offers good window frontage and is open plan to the ground floor with a Fire Exit at the rear. Stairs lead up to the second floor with further shop space/storage, a Cloakroom with sink and WC, and stairs rising to the top floor storage area with multiple Velux style windows and a number of exposed timbers. The premises potentially offer a 9-10% Gross Yield and will be available with vacant possession.



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Approximate Gross Internal Area
893 sq ft - 83 sq m

WC
6'7 x 5'4
2.00 x 1.63m



Not to Scale. Produced by The Plan Portal 2026

Location

The property is located in the vibrant town of Okehampton, within this attractive Victorian shopping arcade right in the heart of town. There are a wide variety of amenities nearby including 3 supermarkets and a wide variety of other shops and services. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line.

Agents Note: All arcade properties incur charges relating to the electricity, insurance and cleaning of the public parts of the arcade. In 2026 this charge was £656 for number 17

KEY INFORMATION

- 0 Bedrooms
- 0 Bathrooms
- 0 Reception Rooms
- No parking
- Not Listed
- Heating: None
- Utilities: Mains electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: TBC
- Rateable value £4800
- Tenure: Freehold
- Broadband: FTTP *Per Ofcom
- Mobile Signal: Variable to good. *Per Ofcom
- Not suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the
vendor's sole agents

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CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS
2008:

These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of
any contract.

