

For Sale

133 High Street, Crediton, Devon EX17 3DU

For further information please
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February 2019
Subject to Contract



Location

Crediton is an historic Devon market town convenient for both Dartmoor and Exmoor with a population of approximately 7,835 residents and situated approximately 7 miles north west of Exeter.

The property is situated on the corner of High Street and Market Street close to **The Co-op** and **Post Office** with **Boots the Chemist**, **British Red Cross**, **Bet Fred** and **Lloyds Bank** all nearby.

Description

The premises are arranged over basement, ground, first and second floors providing the following approximate internal floor areas:

Ground Floor Sales	68 sq m	730 sq ft
Ground Floor Offices/Staff	50 sq m	542 sq ft
First Floor Offices	74 sq m	798 sq ft
Second Floor Offices	87 sq m	934 sq ft
Basement: Stock	42 sq m	449 sq ft
External Garage	23 sq m	244 sq ft

Tenure

Freehold

Price

Offers in the region of £250,000.

Business rates

We understand that the property is assessed as follows:

2017 Rateable value: £17,500
UBR (2018/19): 49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

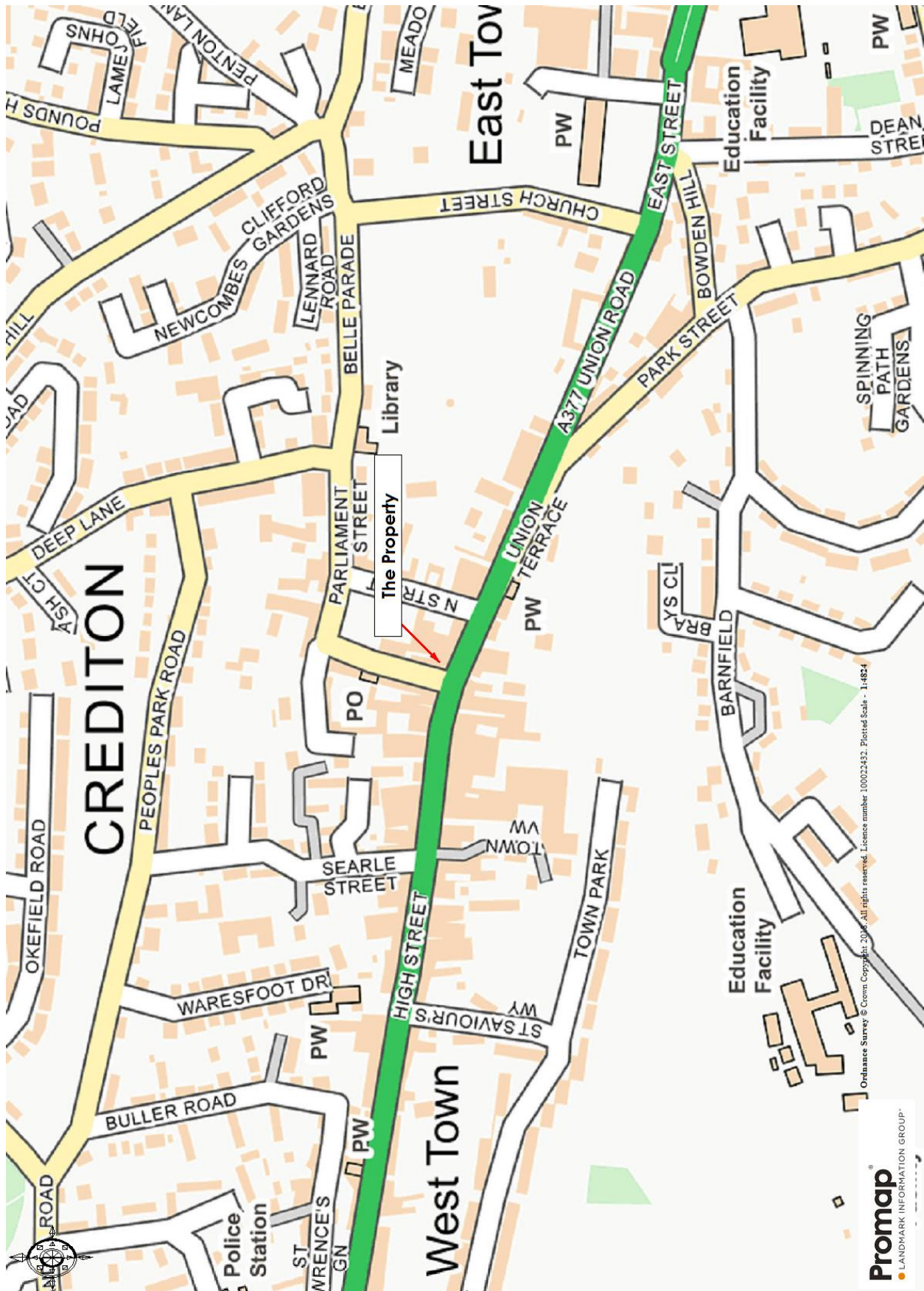
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and is available on request.

VAT

VAT if applicable will be charged at the standard rate.



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