

# For Sale

40 Fore Street, Okehampton, EX20 1EY

For further information please  
contact: -

**Chris Wright**  
T: 0117 988 5254  
E: chris.wright@avisonyoung.com

**Sue Fermanel**  
T: 0117 988 5228  
E: sue.fermandel@avisonyoung.com

**February 2019**  
**Subject to Contract**



## Location

Okehampton is a town and civil parish in West Devon. It is situated at the northern edge of Dartmoor and has an estimated population of 7,500 (2011 census) which is boosted over the course of the year by tourism. The town's retail catchment is extensive due to the lack of competition, located approximately 31 miles north of Plymouth, 23 miles west of Exeter and 29 miles south of Barnstaple.

## Description

The premises are arranged over ground and first floors in two separate buildings providing the following approximate internal floor areas:

Ground Floor Sales	105.5	1,125
Ground Floor Offices/Storage	66.7	719
First Floor Offices	66.1	712
Ground Floor Outbuilding	65.7	707
First Floor Outbuilding	56.1	604

There is car parking for 8 cars to the rear of the site

**Tenure**  
Freehold

**Price**  
Offers in excess of £650,000

## Business rates

We understand that the property is assessed as follows:

**2017 Rateable value:** £17,750  
**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.



50 metres

Experian Goad Plan Created: 22/02/2019  
Created By: GVA



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[w.experian.co.uk/goad](http://w.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Avison Young, St Catherine's Court, Berkeley Place, Bristol BS1 8BQ  
Avison Young is the trading name of GVA Grimley Limited. ©2019 GVA Grimley Limited

Date: February 2019 File number: 07B710430

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.