



**seddon's**

4 Gold Street

Tiverton | Devon | EX16 6PZ

- FREEHOLD
- Shop and Maisonette
- Total floor area approx. 310m²
- Excellent condition
- Rear Garden
- Potential for a cafe/eatery
- Potential rental income of £24,000 p.a
- Potential Yield of 8.2%

Guide Price

£295,000

Tiverton

01884 253500



“ A FREEHOLD SHOP AND MAISONETTE IN A PRIMARY TRADING AREA IN THE TOWN CENTRE. IN EXCELLENT CONDITION.

Situation

Occupying a perfect trading position in the very centre of Tiverton, with plenty of passing foot and vehicular traffic, the freehold of 4 Gold Street is offered in excellent condition.

A single storey shop unit with a kitchenette and storage in the basement, a cloakroom, and at the rear, the garden is a surprising size and extends around the back of the neighbouring property. The maisonette above is also very spacious with four bedroomed accommodation over three floors.

The Shop

Trading Space approx.100m² / Basement Space approx. 32m² - Potential rental income of £12,500 p.a.

The Maisonette

Floor space approx. 183m² (1969ft²) - Current rental income of £995 pcm. or £11,940 p.a.



Photo Lesk





The Shop

The owners purchased the building in 2014 and completely renovated the ground floor space, including replastering, new electrics, networking, air conditioning and a security system. The large paned frontage offers plenty of advertising display space. At the very rear, just beyond the back door is a cloakroom, and from the middle of the unit, stairs lead down to a useful basement space. The basement so separated into two store rooms and a kitchen area. A door from the rear of the shop leads out to a surprisingly large, tiered garden, which wraps around the back of the neighbouring property. This would make a great tea garden or similar (subject to planning). Please ask for more details.

The Maisonette

The maisonette is arranged over three floors, has a roof terrace and currently has use of the garden.

A private front door opens to an inviting entrance hall leading to the stairwell which takes you up to the large first floor landing. The sitting room at the front of the property retains some of the original character with an ornate ceiling rose, a fireplace with an attractive surround, cornice wall mouldings and attractive wall panelling. The high ceilings also increase the feeling of space.

The kitchen dining room offers plenty of space for a large dining table, and there is ample storage with wall and base units, space for a dishwasher and washing machine. A door leads out onto a roof terrace, from which steps lead down to the rear garden.

A particularly large bathroom is also the first floor, and offers a bath and a separate shower cubicle, a wash basin and a loo.



Stairs lead up to the second floor, where there are three double bedrooms, two of which are particularly spacious. A further set of stairs lead up to the attic room - another big room with a Velux window, and currently used as a bedroom.

The property offers a potential rental income of over £24,000 p.a. and would return a yield of 8.2%.

Utilities

Mains electricity, gas, water and drainage.

Maisonette Council Tax

Band B

Business Rates: 1st April 2022 to 31st March 2023

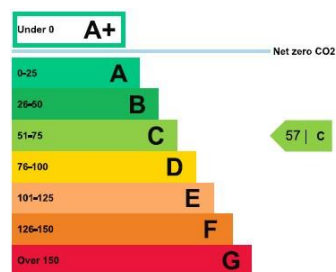
Rateable value £14,750 - Rates payable £7,360 but you may be eligible for small business relief and retail discount. The total payable was £3373.16. Please make further enquiries with Mid Devon District Council - 01884 255255

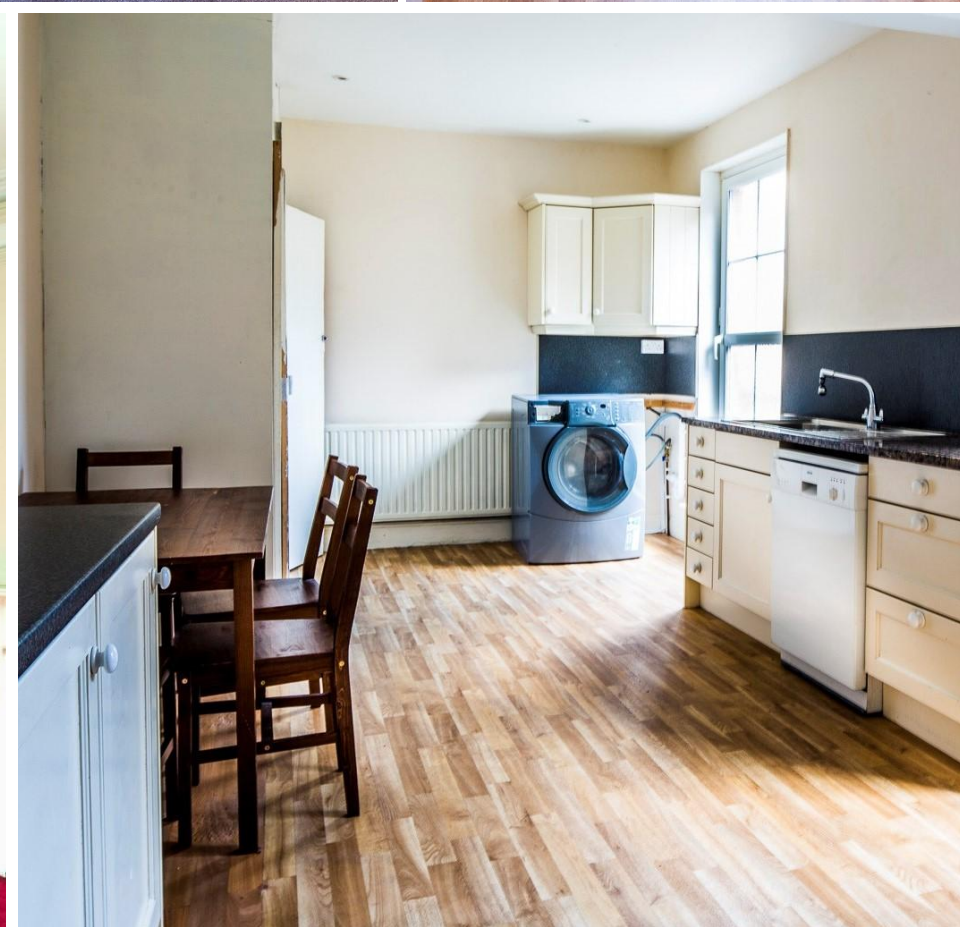
Directions

The property will be found in the centre of Tiverton, just off the junction of Gold Street, Fore Street and Bampton Street.

Energy Performance Certificates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Tiverton
Devon
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Total area: approx. 313.8 sq. metres (3377.8 sq. feet)



BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • TIVERTON 01884 253500

LETTINGS 01884 253500 • FINANCIAL 01884 253500

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