



8 Fore Street, Dulverton, Somerset,
TA22 9EX

Freehold commercial investment office/retail premises in
a prime location in the centre of the town.

Dulverton Town Centre Tiverton 12 miles Taunton/M5(J25) 26 miles

- Ground Floor Sales Window • Front Office/Retail Premises • Rear Office • Kitchenette and WC • Current Income Production • Excellent Yield • Business Unaffected • Subject to Existing Tenancy • Freehold •

Guide price £80,000

01398 323174 | dulverton@stags.co.uk

SITUATION

8 Fore Street, Dulverton is located in a prime trading position within this traditional town which has a charming setting and stays busy throughout the year.

Nestled in the Barle Valley within the National Park, Dulverton is well known as The Gateway to Exmoor. Dulverton town has a steady population of 1,400 people whilst attracting many visitors, making it a central base for local tourism. Exmoor National Park attracts up to 2 million visitors each year.

Businesses are mainly independent local traders providing most day-to-day shopping facilities together with quality antique and interior design outlets. There is a post office, chemist, doctors, dental and veterinary surgeries, library, junior and primary schools and a well-supported town hall.

There are also good recreational facilities including squash courts, all weather tennis courts and football and cricket pitches, making this a strong community.

The open moorland is only a few minutes drive away, offering beautiful countryside for walking, riding, shooting and fishing. Also within five miles is Wimbleball Lake with many water sports and more beautiful walks available.

The stunning sandy beaches of West Somerset and North Devon coast are within reasonable driving distance.

Tiverton, 12 miles south, offers easy access to the M5 and Tiverton Parkway rail station. Taunton is just 25 miles away with commercial and retail outlets and further access to the M5 and fast rail links to London. Exeter, with its international airport, is approximately an hour's drive.

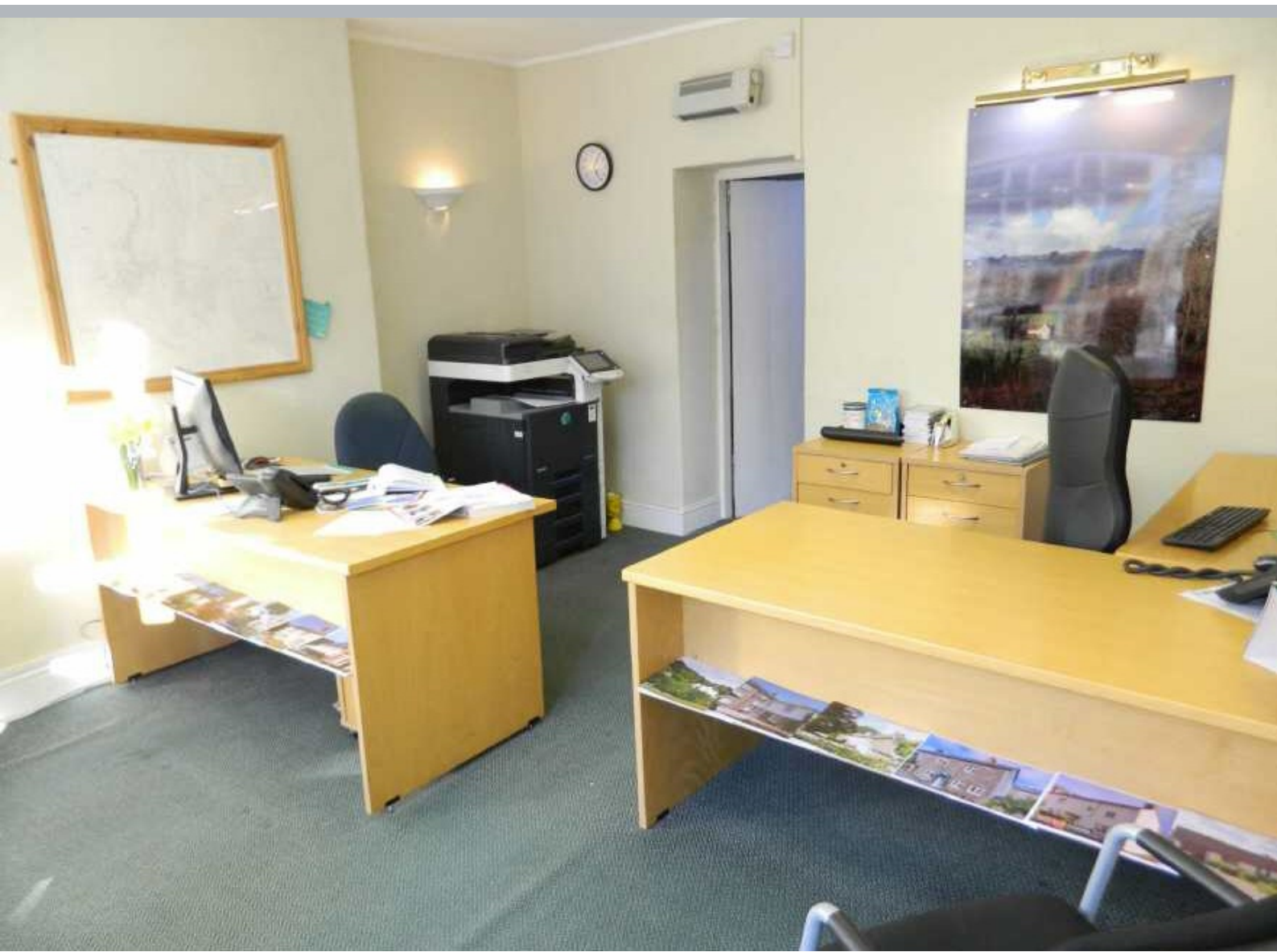
DESCRIPTION

8 Fore Street, Dulverton is a ground floor commercial premises currently let to an estate agency business.

The large traditional display window faces directly onto the central street with space for an overhead advertising board. A glazed front door enters the main office and display area. As can be seen from the floorplan this room offers good width and depth and is light and airy.

The middle rooms offer a small kitchenette and a cloakroom, together with a storage space with roof light above.

The room at the rear is of useful proportions for use as a second office or for storage. It too has a roof light.



PARKING

Short term parking is available directly in front of the office and public car parks are a short walk away where season tickets are available.

AGENTS NOTE

Currently returning a 6.8% yield. The owners lease the premises to an Estate Agents business. The existing lease runs until June 2020. Further details upon request.

SERVICES

Mains electricity, mains water and drainage. Broadband available.

ENERGY PERFORMANCE CERTIFICATE

G (181)

VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

DIRECTIONS

Travelling north into Dulverton, pass over the main river bridge, bear left at the chemist and 8 Fore Street will be found on the right hand side.



Approximate Gross Internal Area = 44.2 sq m / 476 sq ft

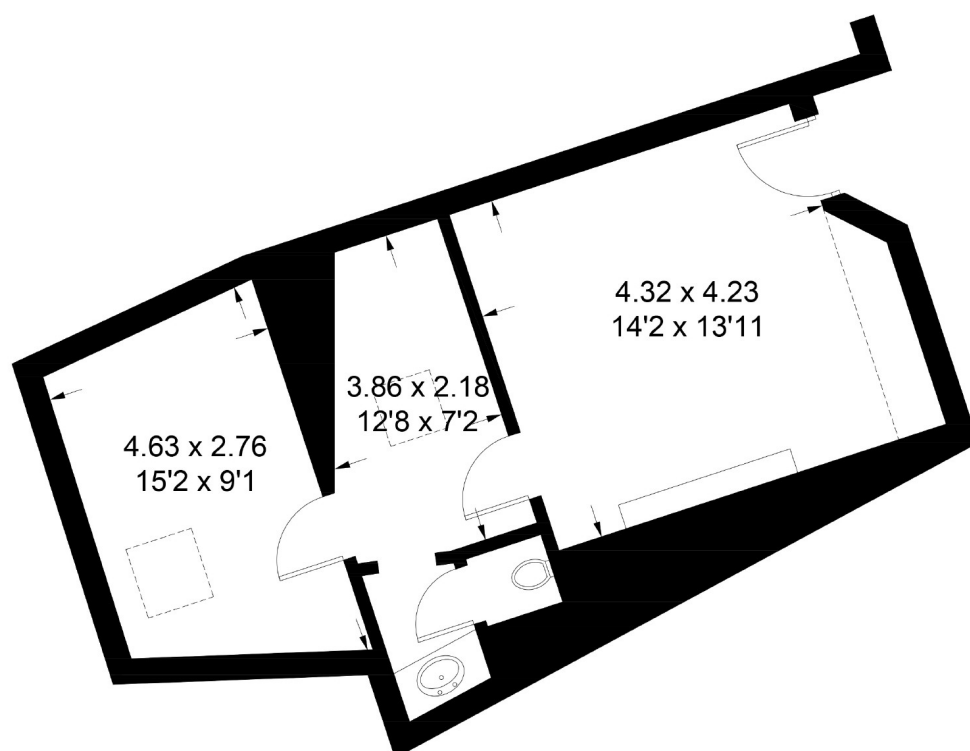


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