



35 Bampton Street, Tiverton, Devon EX16 6AA Guide Price £500,000

FANTASTIC INVESTMENT OPPORTUNITY!!

£44,000 PER ANNUM INCOME - 8.8% RETURN

GROUND FLOOR BUSINESS WITH 15 YEAR LEASE (BUSINESS UNAFFECTED BY SALE) PLUS FOUR GOOD SIZE RESIDENTIAL UNITS ABOVE WITH PARKING AT REAR



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	