



28 Fore Street, Tiverton, EX16 6LE

A prominent town centre freehold building with planning for a high yielding mixed use development.

M5 Junction 27/Tiverton Parkway 7 Miles | Exeter 15 Miles | Taunton 21 Miles

• Prime Town Centre Freehold • Excellent High Yielding Investment Potential • Currently 3938 Sq Ft • Full Planning for Mixed Use Development • Potential Multiple Unit Income Stream • Building Stripped Out to Shell • Excellent M5 & Tiverton Parkway Access • Exeter 15 Miles • Council Tax/Business Rates TBC • Freehold

Guide Price £325,000

01884 235705 | tiverton@stags.co.uk

SITUATION

Located in the prime central area at an intersection with high levels of foot traffic, the property has all the town centre amenities and employment within walking distance. Tiverton enjoys a high level of accessibility with the A361 North Devon Link Road, M5 Junction 27 and Tiverton Parkway Station 7 Miles. Further afield, Exeter is 15 Miles and Taunton 21 Miles.

DESCRIPTION

A former Barclays bank building, now stripped out and ready for re-development and offering full planning permission to convert into a high yielding mixed use investment. The current proposal provides 2 commercial units, 4 studio apartments and 1 six bedroom HMO with an estimated gross annual income fully let at approximately £105,000 plus potential solar PV savings/income. Planning reference: 25/01440/FULL. Please contact the agents for plans and supporting information.

There is also plenty of potential for other uses and development plans subject to the required consents.

SERVICES

Mains electricity, water and drainage.
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available
Local Authority: Mid Devon District Council. Tiverton Conservation Area.

DIRECTIONS

What3Words: ///relax.goat.less
Google Drop Pin:
<https://maps.app.goo.gl/8jiGTVaUA8YkhTza9>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



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