



The Store, Station Yard, Crediton, EX17 3PP

For Sale

Viewing by prior appointment with
Jonathan Ling BA (Hons) MSc MRICS

(01392) 202203

jonathan@sccexeter.co.uk

Offered with vacant possession

Suitable for a variety of uses, subject to consents

Available Freehold

Guide price: £195,000

Location

The Mid Devon market town of Crediton is located approximately 8 miles north west of Exeter, the administrative centre of Devon. Crediton has an estimated population of 7,000 and has a reasonable range of retail and employment facilities in the town. Recent and ongoing developments have added edge-of-town retail space, significant new housing and a new relief road.

The property is based on Fordton Industrial Estate, fronting onto Station Road.

Description

The property, is an open storage yard of approximately 0.39 acres. The surface is a mix of unsurfaced part concrete and part hardcore. A mixture of fencing and hedgerow secures the site. It is our opinion that most purchasers would look to replace the current fencing and re-surface the yard.

The site has been used for open storage for building material and storage containers, and has connections to both mains electricity and water.

Price

The property is offered for sale Freehold, at a guide price of **£195,000**. Contact agent for further details.

Business Rates

Rateable value 2026 List: 15,500
Rates payable 2026/27 : £6,696 (before any reliefs)

Interested parties are advised to contact Mid Devon District Council to establish whether Transitional Relief or Supporting Small Business Relief would apply.

VAT

VAT will be charged at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

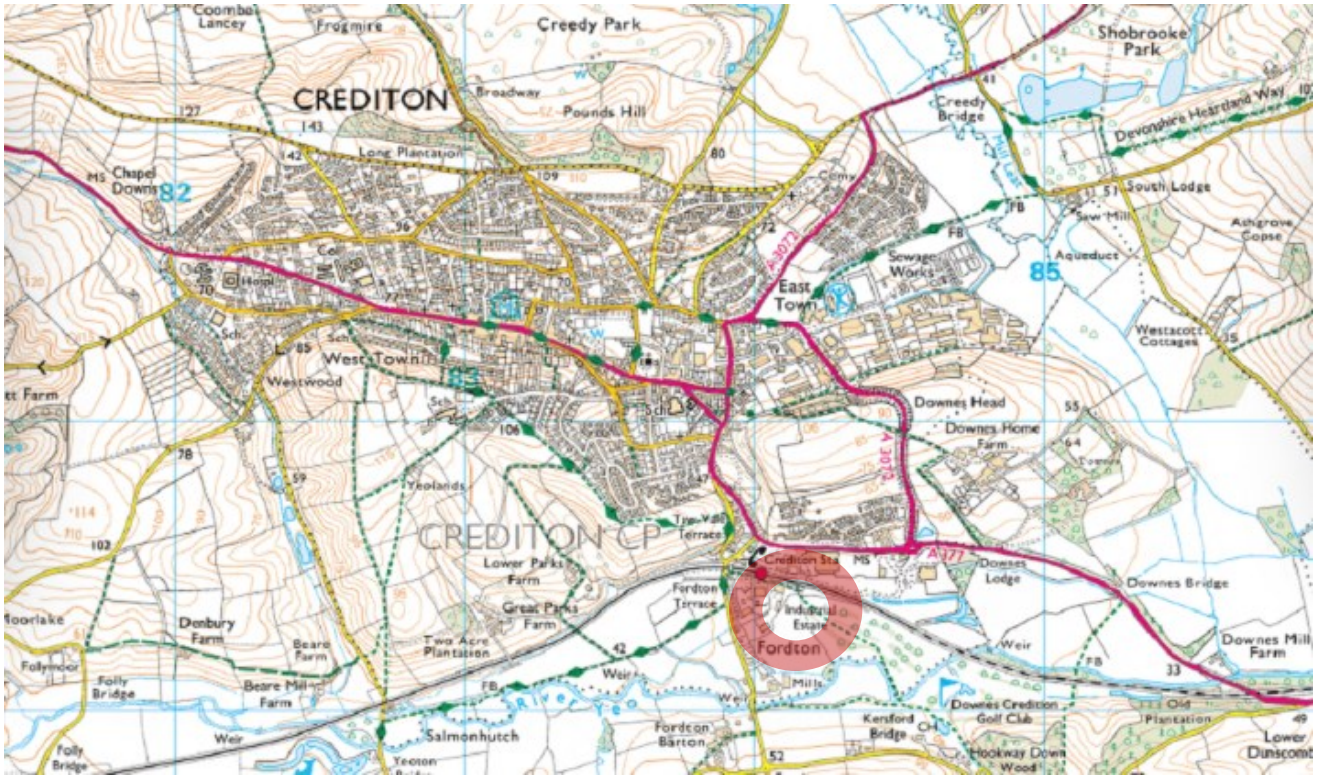
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling BA (Hons) MSc MRICS
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.