

Cullompton – 35/35A Fore Street, Devon EX15 1JS
Freehold Vacant Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Cullompton – 35/35A Fore Street, Devon EX15 1JS

Freehold Vacant Retail & Residential Investment



Investment Consideration:

- Purchase Price: £150,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises ground floor shop and 1-bedroom maisonette at first and second floor
- Total GIA: 78 sq m (839 sq ft)
- Shop suitable for variety of uses (Class E)
- Residential flat recently refurbished
- Situated in a central position on Fore Street within the heart of Cullompton, with occupiers nearby including Nisa Local, Coral, Butchers, Public House and Nail Salon, amongst others.



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Property Description:

Comprises mid-terrace ground floor shop with self-contained residential flat above. Both units are offered with vacant possession, providing the following accommodation and dimensions:

Shop No.35: 30 sq m (323 sq ft)

Ground Floor: Open plan retail, kitchen, storage, wc

Flat No.35A: 48 sq m (516 sq ft)

First Floor: Lounge, kitchen

Second Floor: 1 Bedroom, bathroom

Tenancy:

The entire property is offered with vacant possession.

The residential flat forms part of the freehold, with an existing long lease in place for a term of 99 Years from 8th December 1987. Reversion 2086 with approx. 60 years unexpired.



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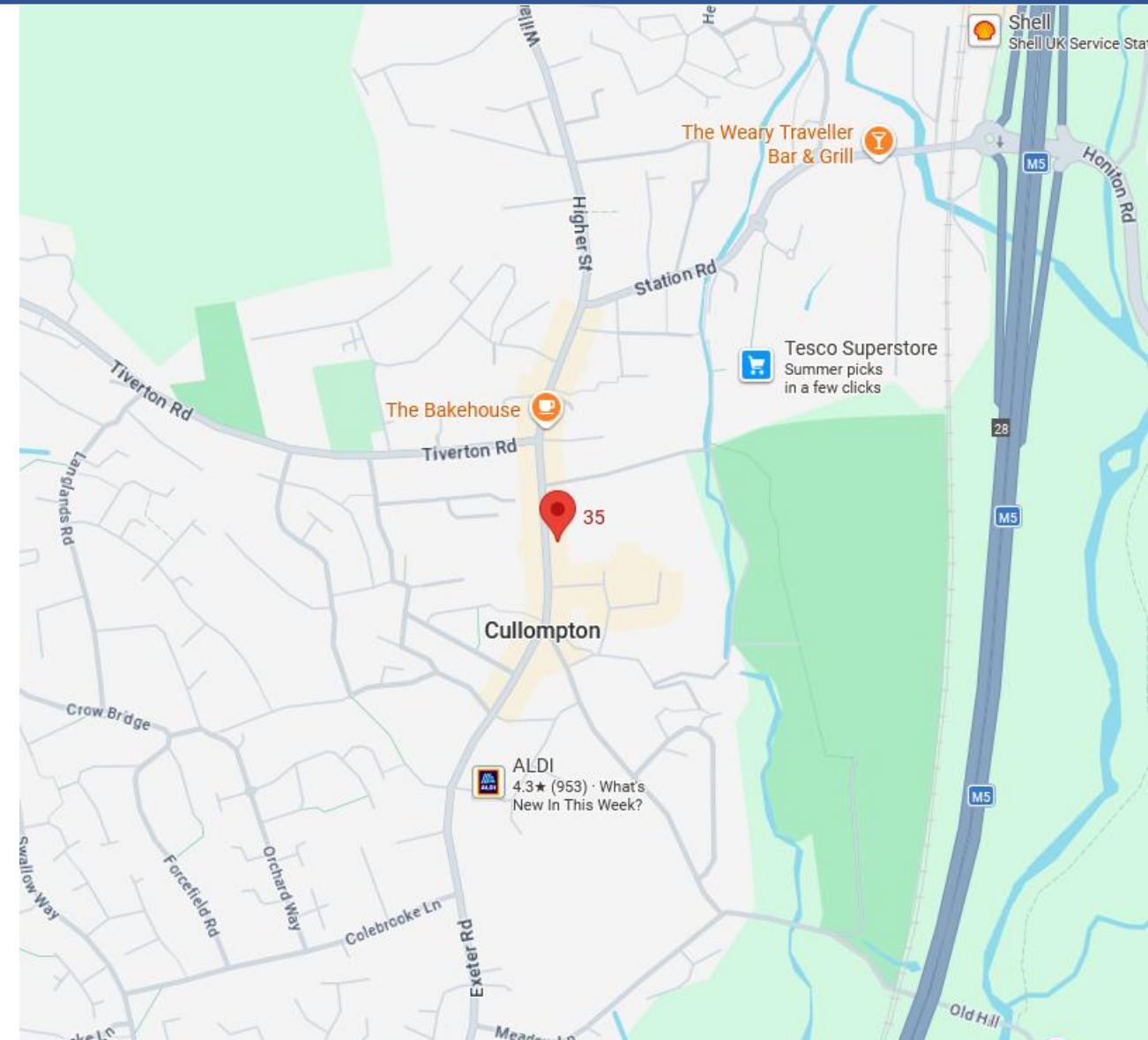
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Location:

Situated in a central position on Fore Street within the heart of Cullompton, the location offers a range of nearby amenities including independent retailers and cafés, together with easy access to nearby bus stops. The property is also well placed for access to the M5 motorway giving access to surrounding areas. Occupiers nearby including Nisa Local, Coral, Butchers, Public House and Nail Salon, amongst others.



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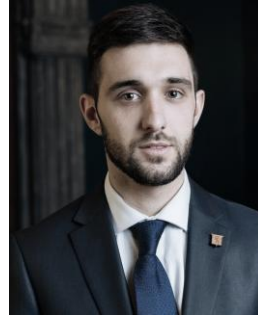
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Contacts:

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