

## 12 High Street, Cullompton, Devon, EX15 1AA

Substantial commercial property | Town centre location | 3,478 sq.ft (323.12 sq.m) | Planning for residential development | Rear parking |

**Guide price: £325,000**

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## LOCATION

12 High Street has a prominent position in the centre of Cullompton. This bustling town is popular with independent occupiers including hair and beauty, café, restaurants, retail and professional services. There are also weekly street markets and fortnightly farmers markets.

Cullompton has good transport links, located on Junction 27 of the M5 motorway is around 12 miles to Exeter and 19 miles to Taunton. There are regular bus routes, and pay and display parking. Tiverton Parkway Rail Station on the London Paddington line is just 6 miles away.

## DESCRIPTION

12 High Street, Cullompton comprises a ground floor retail / office suite occupied by a hair and beauty operator and two floors of office space above currently vacant as well as 50% of the rear car park shared with the neighbouring property at Number 10 High Street, accessed via a side alleyway.

This property was a former gentleman's residence and has retained many period features including ornate staircase, feature fireplaces, picture rails and ceiling roses. There is also a impressive stained glass window featuring the motto and initials of the former owners.

The ground floor is accessed via the main entrance on the High Street and also has rear access from the car park. The space comprises 5 treatment rooms, a lobby, large reception area and hair salon to the rear. There is a shower room with WC, an additional WC and kitchen.

The first and second floors are accessed via a side entrance or through the main reception of the ground floor unit, until recently these units have been occupied by one tenant for office use.

This property would lend itself to residential conversion subject to necessary consents.

The owners have purchased new kitchens, baths and WCs for the upper floors which are included in this sale.

## ACCOMMODATION

Floor	Description	Sq.ft	Sq.m
Ground	Hair and Beauty Occupier	1,245	115.70
First Floor	Vacant	1,125	104.52
Second Floor	Vacant	1,108	102.9
Total:		3,478	323.12

## PARKING

There is parking for 10 cars.

## TENURE

The ground floor suite is currently let to a hair and beauty salon. More details on this lease by request.

## PLANNING

It is understood that this property has planning consent for office and retail use under Class E.

Planning permission has been granted for residential development for 4 flats on the first and second floors, with potential for 2 more on the ground floor, subject to planning. Information regarding this planning permission can be found on the Mid Devon Planning Website.

## SERVICES

The property is served by mains electric, water and drainage. Gas is connected to the ground floor only.

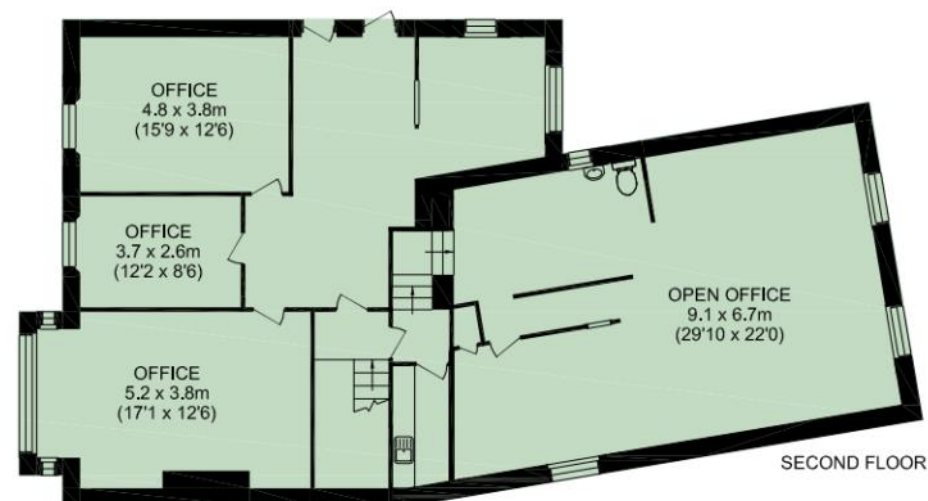
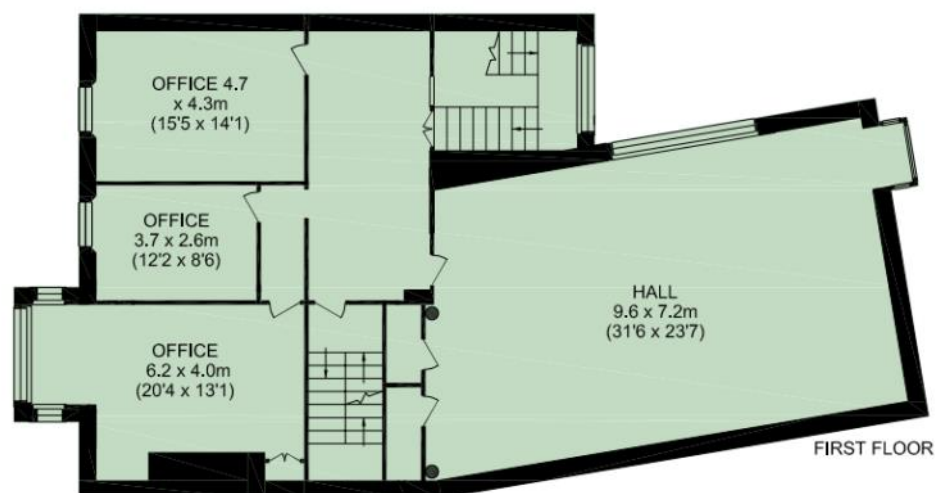
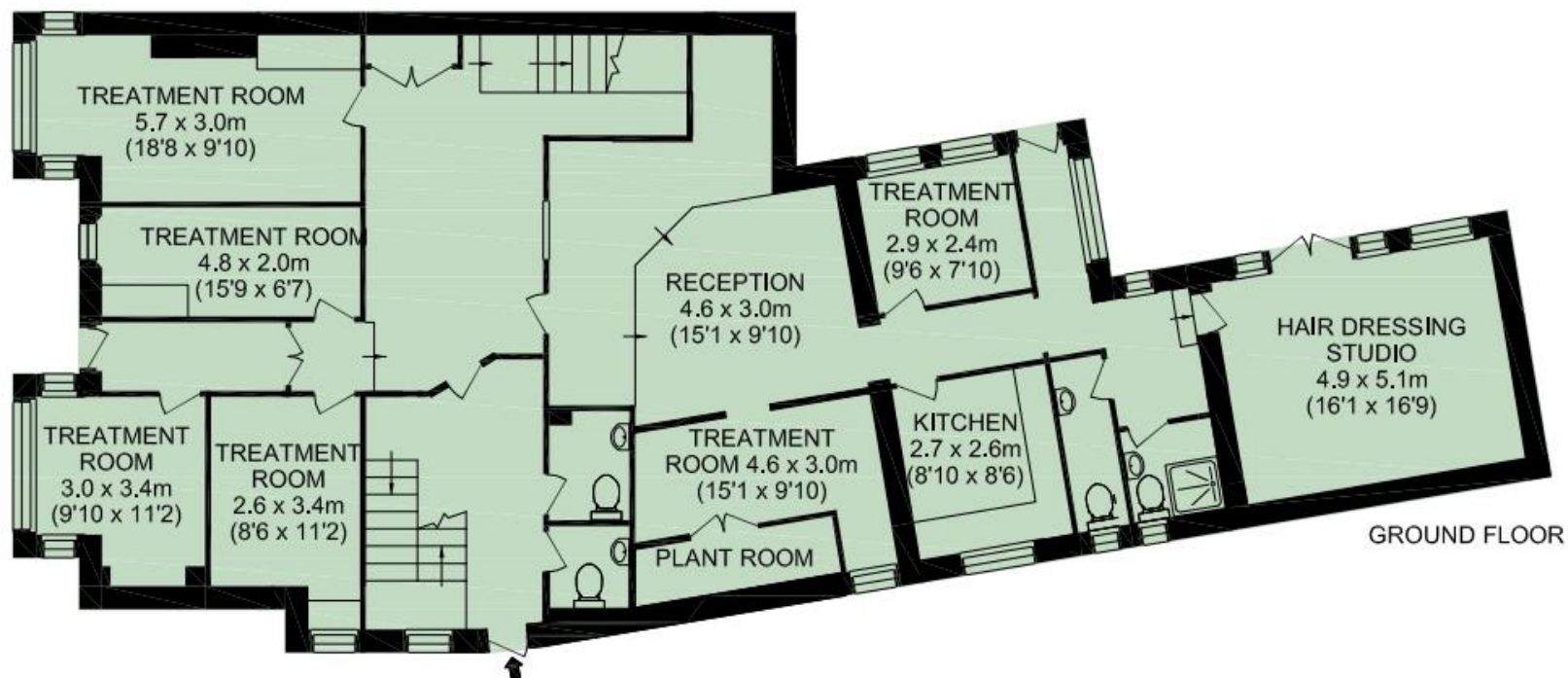
## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The EPC can be provided on request.



## PHOTOS



**FLOOR PLAN**



## PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£325,000** Please contact agents for further details.

## VAT

VAT is applicable to this sale.

## BUSINESS RATES

### Ground Floor

Rateable Value: £8,200.00

Rates Payable: £4,091.80

### First and Second Floor

Rateable Value: £12,250.00

Rates Payable: £6,112.75

Business Rates Relief is available for qualifying tenants. Interested parties are advised to make their own enquiries with the local billing authority. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

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