

7a Bridge Street  
Hatherleigh  
EX20 3HU



**Guide Price - £125,000**

# 7a Bridge Street, Hatherleigh, EX20 3HU.

Versatile freehold investment offering shop office space plus two-bedroom apartment, immediate income, one tenant in situ, excellent location, flexible living and working options...



- Mixed Use Investment Opportunity
- Ground Floor Soon Vacant
- Upper Floor Tenant Remaining
- Flexible Commercial Premises Space
- Potential Residential Conversion
- Spacious Two Bedroom Apartment
- Ideal Live Work Arrangement
- Immediate Rental Income Available
- Excellent Long Term Potential
- Convenient Central Location Nearby
- Freehold Property With Versatility
- Council Tax Band - A
- EPC - F



An excellent investment opportunity, this versatile freehold property offers a unique combination of commercial and residential accommodation within a single building, perfectly suited for investors, owner occupiers, or those seeking future development potential. Conveniently located, the property is arranged over two floors and is currently configured with a commercial premises to the ground floor and a residential apartment above. The first-floor tenant is happy to remain in situ, while the current ground-floor tenant has given notice and is due to vacate shortly, meaning the commercial space will soon be available for occupation or re-letting.

The ground floor is configured as a functional shop or office space, accessed via a shared entrance leading into an inner lobby. From here, a spacious main reception area offers a bright and adaptable workspace, with a separate room currently utilised as storage. Adjoining this are a further office and a well-appointed kitchen, while a rear lobby provides access to the cloakroom/WC. The layout lends itself well to a variety of commercial uses and offers an exciting opportunity for an owner occupier seeking business premises with residential accommodation above. Equally, subject to any necessary consents and approvals, the ground floor may offer potential for conversion into additional residential accommodation, enhancing the long-term versatility and value of the property.



Above, the first-floor apartment offers thoughtfully designed living accommodation. A landing with two storage cupboards leads to an open-plan living, dining, and kitchen area, ideal for modern day living. The apartment includes a generous double bedroom and a comfortable single bedroom, along with a bathroom/utility space, providing practical and appealing accommodation for tenants. The property is fully equipped with mains electric, water, and drainage, and benefits from electric heating throughout.

With the upper floor remaining tenanted and the ground floor becoming vacant in due course, the property presents a rare degree of flexibility. Purchasers may wish to continue as a mixed-use investment, occupy the commercial premises themselves while retaining rental income from the apartment above, or explore alternative uses for the ground floor, subject to the relevant permissions.

The commercial rateable value is £2,900 per annum, payable by the tenant when occupied, while the residential element falls under Council Tax Band "A."

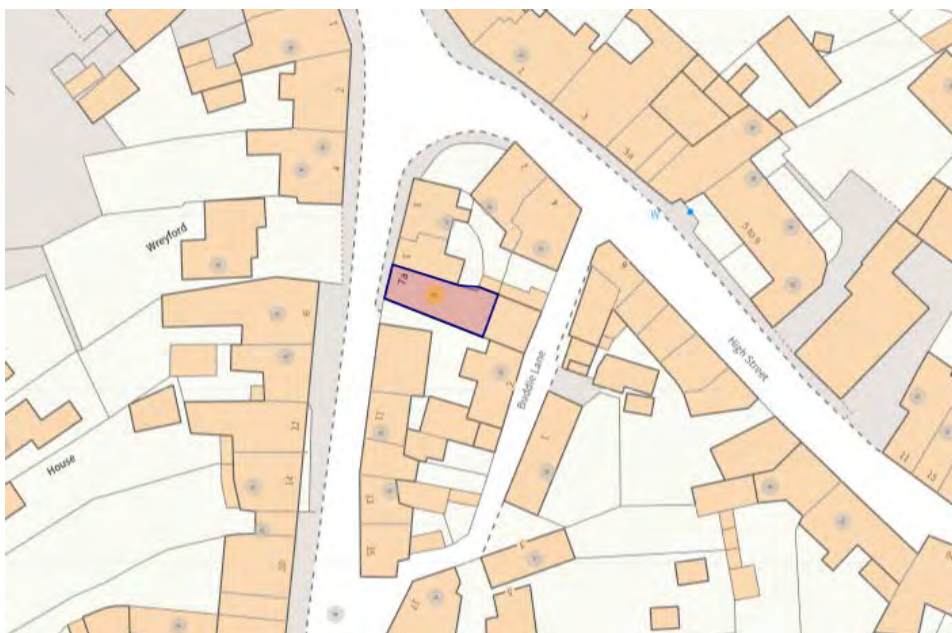
Set within a convenient location with excellent access to local amenities, this property provides both immediate income and exciting future potential, combining residential comfort with commercial versatility. Whether as an investment, a live/work opportunity, or a project with scope for enhancement, it is well-positioned to deliver both lifestyle and financial benefits to its new owner.

# Changing Lifestyles

Hatherleigh is a historic market town in central Devon, known for its scenic location at the meeting point of the Rivers Lew and Torridge. With over a thousand years of history, the town features traditional architecture, including the famous Rams Head sculptures in the town square, and has a vibrant arts scene, with works from local artists decorating its streets.

The weekly Tuesday market is a highlight, where locals and visitors gather to shop and socialize. The town also hosts an annual carnival in November, featuring unique customs such as the burning of tar barrels and a jazz band procession. Situated along the Tarka Trail, Hatherleigh offers beautiful walking and cycling opportunities, with nearby Belvedere Castle providing panoramic views of Dartmoor and Exmoor.

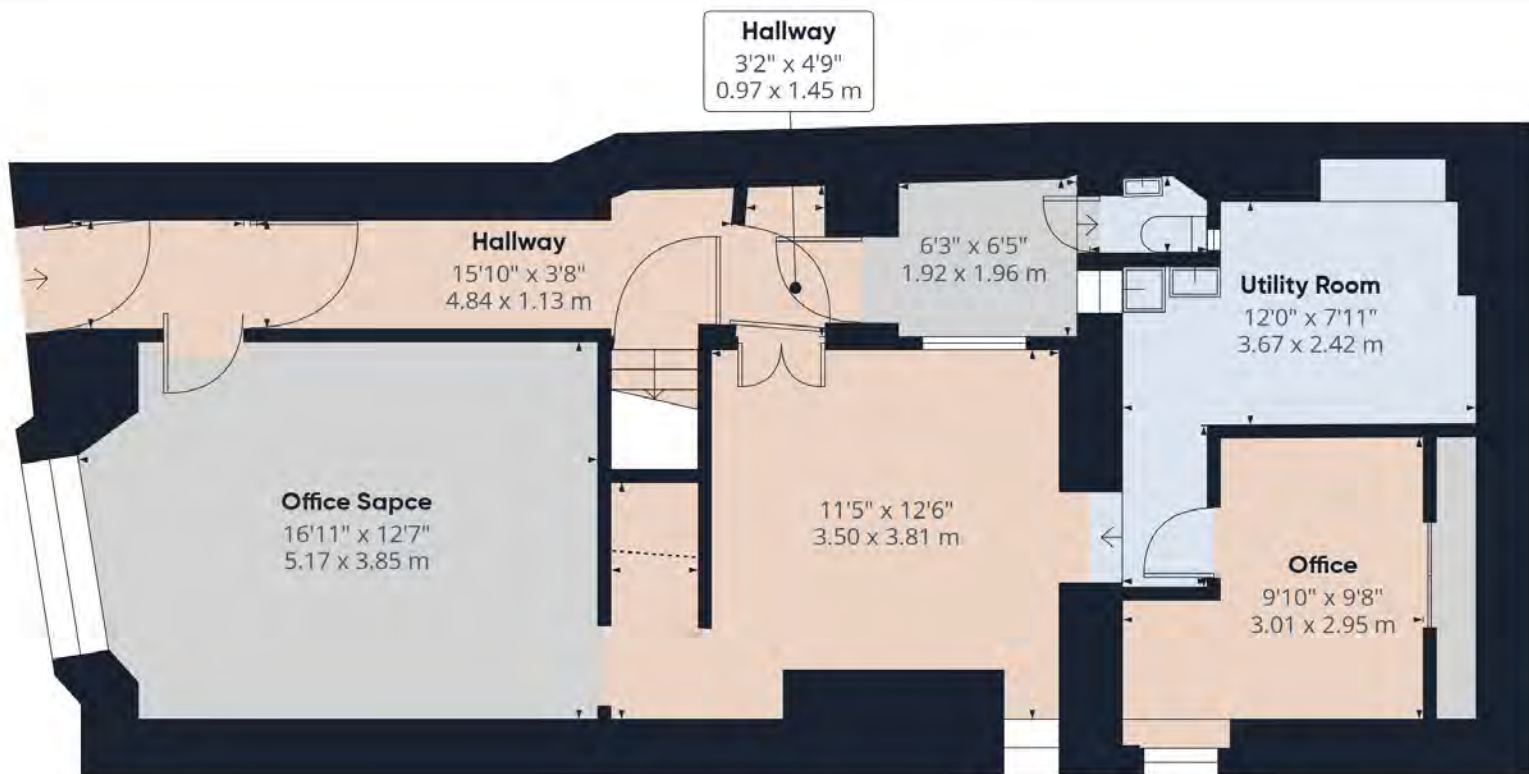
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0

Approximate total area<sup>m</sup>

1213 ft<sup>2</sup>

112.7 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>



Floor 1

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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