



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Fore Street  
Torrington  
Devon  
EX38 8HQ

**Asking Price: £550,000 Freehold**



*Changing Lifestyles*

01805 624 426  
torrington@boproperty.com

10 Fore Street, Torrington, Devon, EX38 8HQ

- Freehold Investment Opportunity
- 6.49% Return
- Five Self Contained Apartments
- Potential for Sixth (S.T.P.P)
- Actively Trading Retail shop
- Centre of Town
- Mixed Residential and Commercial



## MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT PROPERTY – INCOME £35,400 PER ANNUM.

An attractive Freehold proposition, positioned in the heart of Great Torrington's town centre and presenting a good balance of residential and commercial income. The building comprises five self-contained apartments, four of which offer one bedroom accommodation and the final apartment offering two bedrooms. There is also opportunity, we are told, within the attic space to create a sixth apartment, subject to the necessary permissions. Each are well presented throughout, as are the communal areas. The commercial element features a large, highly visible frontage, and inside, a main retail space, a clinical examination room, a staff kitchen and a back room office with w/c with the whole occupied by a long and well established business – the tenancy details of the lease terms are available on request.

### Commercial:

Main retail space – Approximately 420 sq ft (39m<sup>2</sup>)  
Examination room – Approximately 144 sq ft (13m<sup>2</sup>).  
Office – Approximately 107 sq ft (9.9m<sup>2</sup>).

EPC rating TBC.

### Residential:

Flat 1 – Approximately 236 sq ft (22 m<sup>2</sup>). EPC rating D  
Flat 2 - Approximately 645 sq ft (60m<sup>2</sup>). EPC rating C  
Flat 3 - Approximately 290 sq ft (27m<sup>2</sup>). EPC rating E  
Flat 4 – Approximately 430 sq ft (40m<sup>2</sup>). EPC rating D  
Flat 5 - Approximately 312 sq ft (29m<sup>2</sup>). EPC rating D

Changing Lifestyles

01805 624 426  
torrington@boproperty.com

10 Fore Street, Torrington, Devon, EX38 8HQ

## Changing Lifestyles



Great Torrington is a lovely, Devonshire market town steeped in history particularly during the English civil war era and still retains a real sense of tradition and community spirit. Great Torrington offers everything including a local butchers, green grocers, bakeries, supermarkets, take away's, the Pannier Market and The Plough Arts centre, not to mention the community pool and the beautiful RHS gardens on Rosemoor - which is just a few minute's drive from the town centre.

Torrington is surrounded by Torrington Commons, 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth. Great Torrington is also just a short drive away from some on Devon's most beautiful beaches, with Westward Ho! and Instow both just over a 20 minute drive away.



### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

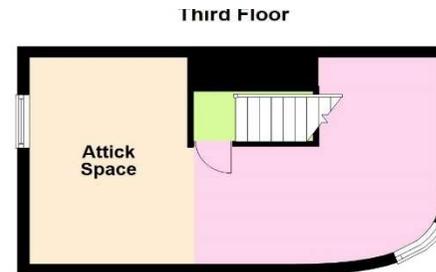
**01805 624 426**

For more information or to arrange an accompanied viewing on this property.

There is plenty of parking in town for visitors and residents alike with the use of two large public pay and display car parks a short walk away. For those that live and work in the town an annual permit can be purchased from as little as £100 per annum giving you the use of all the Torridge district council run long stay car parks in the area with the exception of Westward Ho!

Changing Lifestyles

01805 624 426  
torrington@boproperty.com



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

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.