

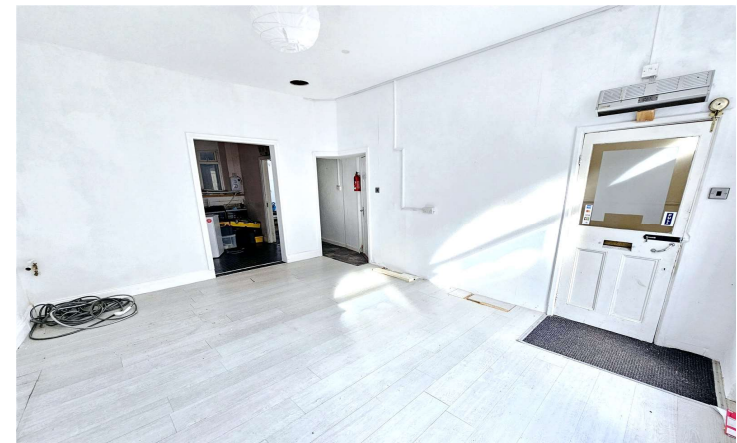


Bond
Oxborough
Phillips

Changing Lifestyles

5 South Street
Torrington
Devon
EX38 8HE

Asking Price: £50,000 Freehold



Changing Lifestyles

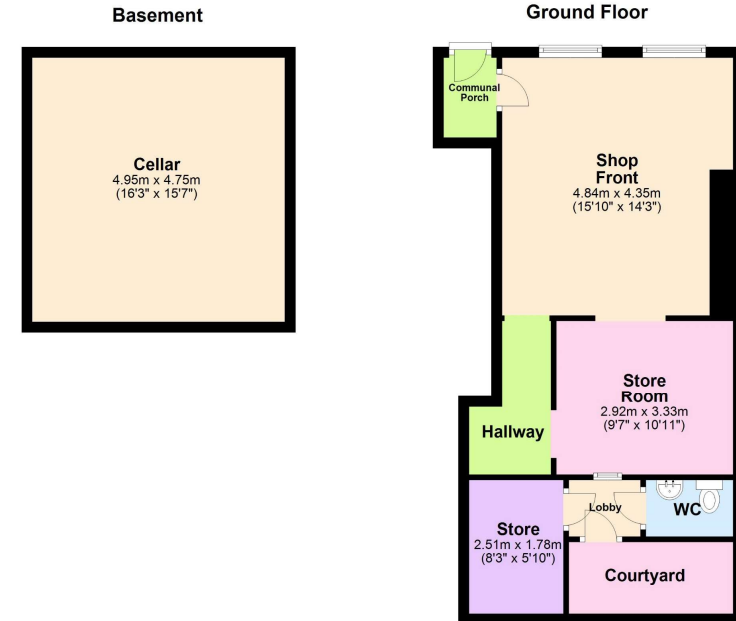
01805 624 426
torrington@boproperty.com

EPC: E

A few paces from the High Street in Great Torrington is this ground floor retail shop front. It's an ideal purchase for someone who needs a business premises, someone looking for a buy to let investment or even has the potential subject to the usual consents to convert into a residential flat.

As well as the shop front itself, the property also boasts a store room, cloakroom and a small outside courtyard space. Further storage is available in the cellar beneath the shop, a good sized space that as well as being around 253 square feet is just about 5'11" in height. All in all, it's a good little prospect. The property has remained let for a number of years, most recently returning just over a 10% return on the advertised price.

- Retail shop front
- Town centre location
- Store room
- Cloakroom
- Small courtyard
- Cellar
- Just over a 10% return



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From our offices, by foot continue from Well Street into Cornmarket Street bearing right around the bend into South Street to where the shop front is located on your right hand side just before the High Street.

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.

THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF MARLAND BRICK AND SITS UNDER A FLAT ABOVE. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.

THE PROPERTY IS SERVICED WITH ELECTRIC FAN HEATERS

MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE

BROADBAND COVERAGE: ULTRA-FAST AVAILABLE UP TO 300MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE COVERAGE IS LIMITED INDOORS AND LIKELY OUTSIDE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)