

£5,500 Per Annum



39 Gold Street, Tiverton, Devon, EX16 6QB

- Minimum of a 2-year lease with a rent review at year 2.
- Insurance and water charges are payable direct to the landlord and will be charged at 25% of the full cost as there are three other properties within the building.
- Each party to bear their own legal costs.
- Deposit equal to 2 months' rent required.
- Business rates: Rateable value from 1st of April 2026 £3,850pa. For further information on the actual business rates payable, please contact Mid Devon District Council, Business Rates Department on 01884 255255, as small business rates relief may apply.
- The basement is ideal for storing stock and this is where you will find the cloakroom.

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



39 Gold Street, Devon EX16 6QB

This nicely positioned shop with a basement is located at the bottom of the popular Gold Street. EPC: D



Council Tax Band: Exempt

LongDescription

This nicely positioned shop with a basement is located at the bottom of the popular Gold Street. With its mixture of independent shops and within walking distance of a major supermarket there is a lot of passing trade both on foot and by car.

Previously used as a picture framing shop and sweet shop it is ideal for a first commercial venture.

The basement is ideal for storing stock and this is where you will find the cloakroom.

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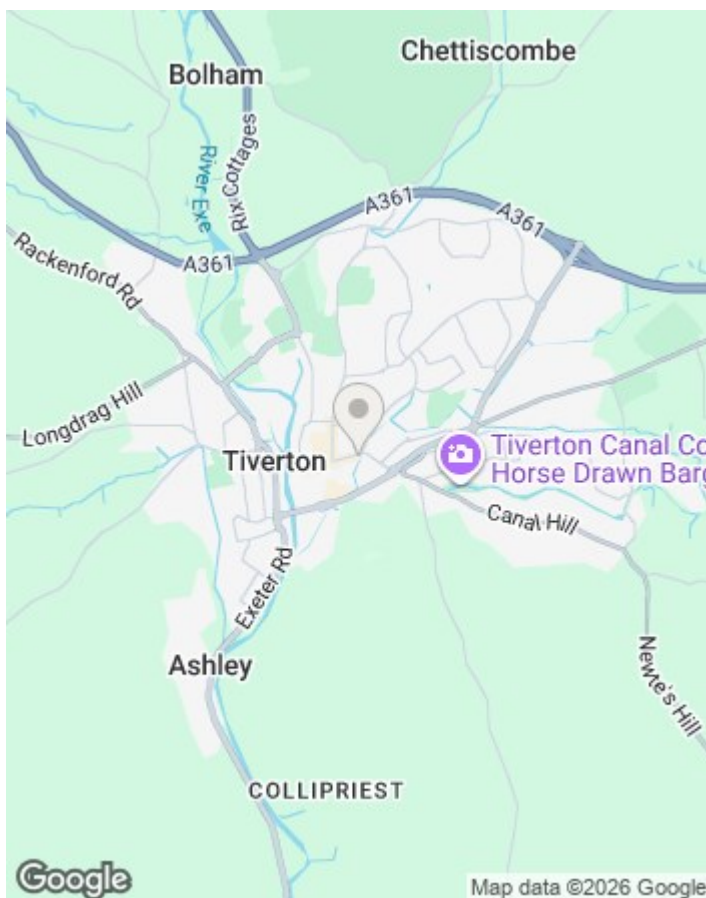
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Permitted payments.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Directions

Located towards the end of Gold Street near the clock tower on Lowman Green.

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

