
FOR SALE

- ✔ Sold with Vacant Possession
- ✔ Central location
- ✔ Spacious two bed flat
- ✔ Space for parking to the rear



48 & 48a High Street, Crediton EX17 3JT

Mixed use retail, office and residential

1,338 Sq Ft
(124 Sq M)



DESCRIPTION

This property consists of a shop to the front aspect with ancillary storage to the rear of the shop. There are two offices with separate access to the rear of the property and a two bed flat on the first floor and converted loft space. The shop and offices have WC facilities and kitchenette areas. The shop fronts onto the the main High Street of Crediton and is currently used as a book store. The offices and flat are vacant and the shop will be vacated upon purchase. The property benefits space for parking to the rear.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Shop	402	37
Rear offices	244	23
Flat	692	64
Total	1,338	124

LOCATION

Crediton is a historic, charming market town located in Mid Devon which offers an excellent range of independent retailers including shops, cafes and other amenities. The town benefits a mainline railway station which provides regular service to Exeter, Barnstaple and Okehampton.

TERMS

The property is available with full vacant possession.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

Flat - E-50

Shop - On Request

Office - On Request

Subject to Contract

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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**Lambert
Smith
Hampton**

Tony Fisher
01392 798047
tfisher@lsh.co.uk