



18 SOUTH STREET

Torrington, Devon, EX38 8AA

Town centre commercial property. With spacious retail/restaurant area, kitchen and private 5 bedroom accommodation above.

OFFERS IN EXCESS OF

£225,000

EPC Rating D



PERFECT BUSINESS SENSE

LOCATION

Opposite the Torrington branch of Webbers Estate Agents in the heart of the town, just a few yards from the Pannier Market and town hall the premises are well placed for passing trade.

Nearby is South Street car park where the owner of this property can apply for a residents parking permit which is available from the Torridge District Council.

Torrington is a thriving market town, standing high above the River Torridge.

Every year the town has a popular May Day celebration. The town is approximately 11 miles from Barnstaple and 7 miles from Bideford.

It is well known as the centre for Dartington Crystal glass manufacturing and the nearby gardens at Rosemoor, both major tourist attractions.



THE PREMISES

The property must be viewed internally to appreciate the size and extent of the accommodation, which is arranged over three floors.

The ground floor area provides approximately 617 sq ft of space.

To the rear of the property is a further retail area with a large kitchen.

The upper floors provide a lounge, kitchen/diner, 5 bedrooms (3 en-suite) with further bathroom and shower room.

The premises are in need of work and modernisation throughout.

KEY FEATURES

- Town centre position
- Very large commercial property
- Internal viewing essential

AGENTS NOTE

There is a cupboard bridge over the alleyway below which formerly had access to the adjoining property which has now been blocked off, therefore creating a flying freehold.



ROOM SIZES

GROUND FLOOR

RESTAURANT/RETAIL AREA
19'9" x 36' (6.02m x 10.97m)

FURTHER RESTAURANT/RETAIL AREA
37'1" x 15'9" (11.3m x 4.8m)

KITCHEN
17'11" x 15' (5.46m x 4.57m)

FIRST FLOOR

HALF LANDING

BEDROOM ONE
15'10" x 15'9" (4.83m x 4.8m)
With en-suite bathroom.

BEDROOM TWO
14'7" x 12'5" (4.45m x 3.78m)
With en-suite.

BEDROOM THREE
11'10" x 14'7" (3.6m x 4.45m)
With en-suite.

FRONT LANDING

BEDROOM FOUR
8' x 12'3" (2.44m x 3.73m)

LOUNGE
13' x 11'6" (3.96m x 3.5m)

BATHROOM

SECOND FLOOR

KITCHEN/DINER
19'7" x 9'9" (5.97m x 2.97m)

BEDROOM FIVE
12'3" x 10'2" (3.73m x 3.1m)

SHOWER ROOM



SERVICES

All mains connected.

COUNCIL TAX BAND

A

VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

VIEWING

Strictly by appointment through the selling agents.

RATEABLE VALUE

£7,600 UBR, as of April 2023, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000.

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WANT TO KNOW MORE?

We recognise that buying a property is a big commitment and, therefore, recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding.

www.environment-agency.gov.uk

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

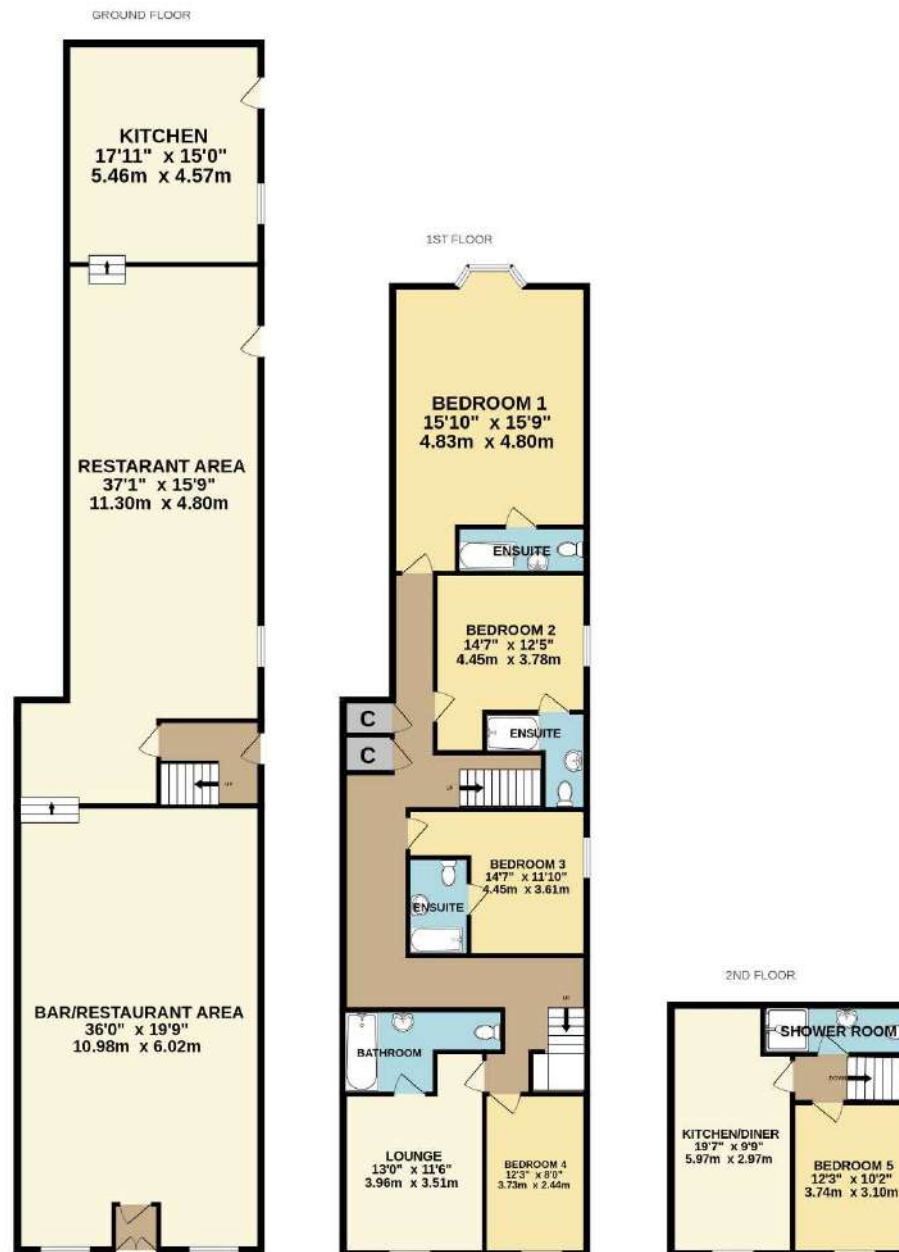
www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk



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To view this
property call
01271 347 888

COMMERCIAL OFFICE

39/41 Boutport Street
Barnstaple, EX31 1SA

Email:

commercial@webbers.co.uk

Open:

Mon-Fri 9am-6 pm

Sat 9am-4pm

Sun 10am-1pm



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