FOR SALE

Retail & Office Investment

21 & 23 Bampton Street, Tiverton, EX16 6AA

BRUTON KNOWLES



- Two Retail Units & Upper Floor Offices
- Fully Let on Three FRI Leases
- Total Income £46,000 pa
- Guide Price £475,000

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Location

Tiverton is a busy market town some six miles west of Junction 27 of the M5, via the dual carriageway North Devon Link Road (A361). The town has a resident population of approximately 22,000 and is around 15 miles north of Exeter.

The property is prominently situated towards the lower end of Bampton Street which is off Fore Street, the prime retailing area for Tiverton. Bampton Street has a variety of national and independent retailers and the property lies between Stags Estate Agents and a Royal Mail delivery office. Diagonally opposite, is Market Walk with access to the town's Pannier Market.

Description

This five storey investment property comprises two adjoining retail units (one with a large basement store) together with three storey office and storage accommodation above. All of the accommodation is currently let to three tenants producing a total income of £46,000 per annum.

Accommodation

Please see attached for the net internal floor areas (average dimensions on occasions):

Business Rates

The property is currently assessed by way of three assessments:

21 Bampton Street

Rateable Value: £14,000 from April 2026

Description: Betting Shop & Premises

23 Bampton Street

Rateable Value: £11,000 from April 2026

Description: Shop & Premises

21-23 Bampton Street

Rateable Value: £10,500 from April 2026

Description: Offices & Premises

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; https://www.gov.uk/find-business-rates

Energy performance certificate

The energy performance certificate ratings are:

Ground Floor & Basement, 21 Bampton Street B50.

Ground Floor, 23 Bampton Street C60.

Upper Floors, 21-23 Bampton Street C64.

Tenancies

Please see attached for complete schedule.

Tenure

Freehold with the benefit of the three tenancies.

VAT

VAT will not be applicable to the sale.

Guide Price

£475,000 reflecting a net initial yield of 9.26 % after normal purchaser's costs.

Legal

Each party to pay their own legal costs incurred.

Viewing

By appointment only through Bruton Knowles.

Accommodation

21 Bampton Street

	Sq ft	Sq m
Ground Floor		
Retail	852 (522 ITZA)	79.08
Kitchen	55	5.12
Basement		
Store	628	58.32
TOTAL	**1,535**	**142.52**

23 Bampton Street

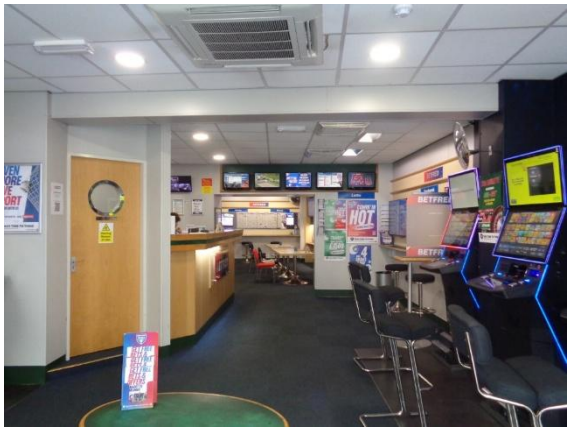
	Sq ft	Sq m
Ground Floor		
Retail	758 (453 ITZA)	70.43
Store	71	6.60
Kitchen / Staff Room	79	7.31
Office / Store	62	5.79
TOTAL	**970**	**90.13**

21 / 23 Bampton Street (Upper Floors)

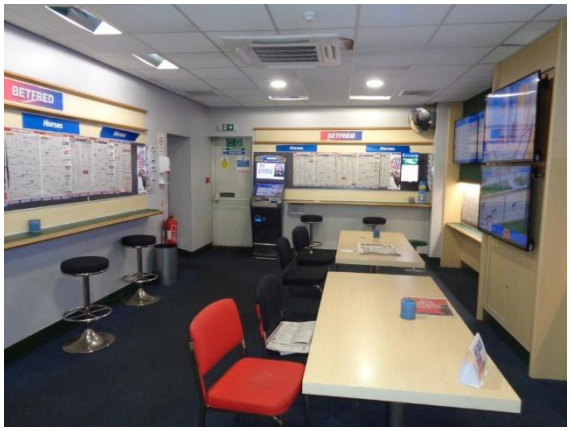
	Sq ft	Sq m
First Floor		
7 x Offices (inc Reception and Meeting Room)	1,333	123.80
Ladies & Gents Toilets	--	--
Second Floor		
5 x Offices	824	76.54
Kitchen / Staff Room	154	14.28
Toilet	--	--
Third Floor		
2 x Stores	194	17.98
TOTAL	**2,505**	**232.60**

Tenancy Schedule (all leases are on Full Repairing & Insuring Basis)

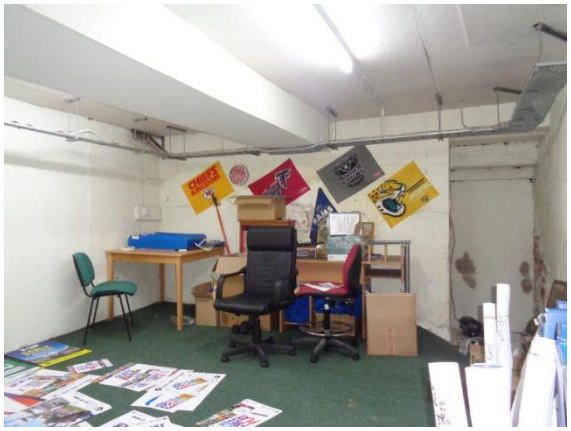
Property	Tenants	Lease Terms	Rent PA £	Rent Review	Tenant Breaks	Expiry	Comments
Ground Floor & Basement – 21	Done Brothers (Cash Betting) Ltd t/a Betfred	13.12.02 (15 years)	£20,000	N/A	N/A (5 yearly)	12.12.17	Tenant "holding over". The tenant has a limited repairing liability for the basement.
Ground Floor – 23	Russh Ltd	27.11.25 (20 years)	£10,000 £11,000 on 28.11.27 £12,000 on 29.11.28	27.11.30 (and 5 yearly thereafter)	None	26.11.45	Personal Guarantor. Annual rent increases - £13,500 on 30.11.28.
First, Second & Third Floors – 21 & 23	Apsleys LLP	28.09.26 (10 years)	£16,000	28.09.31	None	27.09.38	Reversionary lease - Apsleys are long-standing tenants.



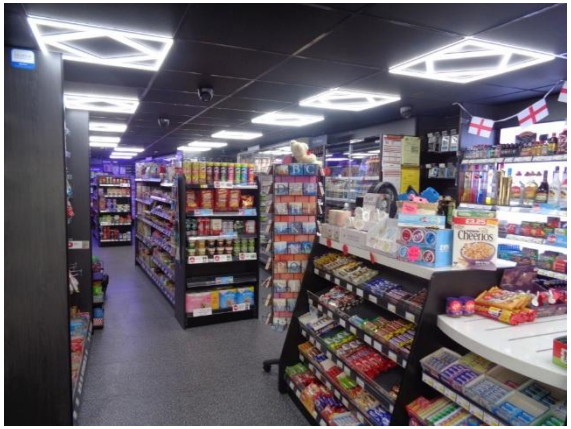
No 21



No 21



No 21 – Basement



No 23



Upper Floors



Upper Floors

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Contact:

Mark Beskeen BSc (Hons) MRICS

Senior Surveyor

T: 01392 251171

E: mark.beskeen@brutonknowles.co.uk

Exeter office:

17 Barnfield Road

Exeter EX1 1RR



No 21 Rear Garden



No 23 Rear Garden



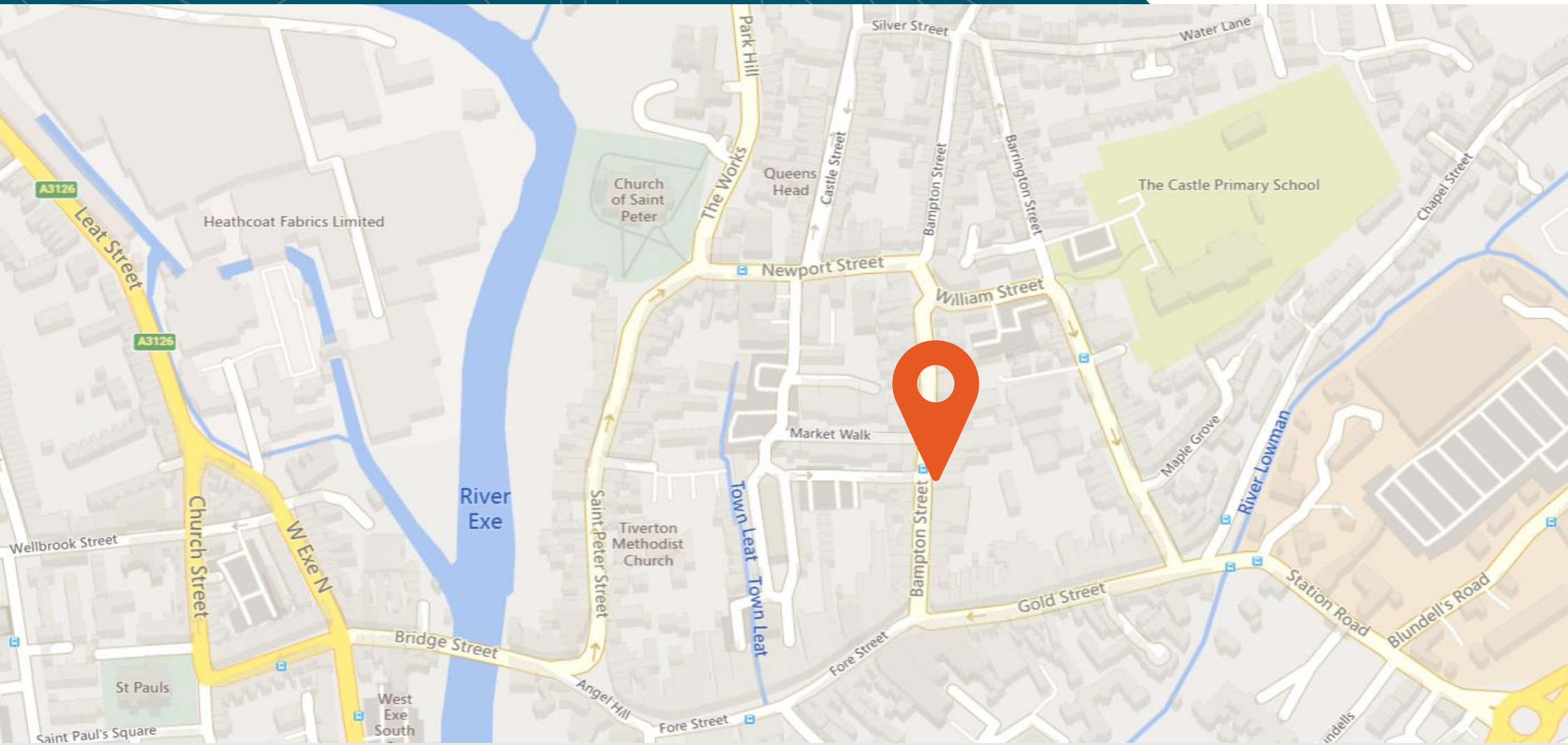
Rear Elevation

FOR SALE

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Regulated by RICS

The Property Ombudsman