



109 HIGH STREET, CREDITON, EX17 3LF

GUIDE PRICE £550,000 - FREEHOLD

Winkworth



A substantial Grade II Listed Building, providing investment and development opportunities with three self-contained residential flats, a prominent retail unit with good passing trade levels and a warehouse with planning permission for two further dwellings, as well as a private and sizeable lawned garden. The property offers tremendous potential, and currently brings in a healthy income, although there is scope to review the rents, and convert the warehouse to residential, increasing the income substantially. The warehouse had planning approved in 2007, and a material start commenced in 2011, to provide for a three bedroom cottage and a two bedroom cottage.

Current Residential Income: £19,200 per annum.

Current Commercial Income: £6,400 per annum.

Total Current Income: £25,600 per annum.

Anticipated Approx. Rental Income, Including Two New Units; £44,800pa

SHOP

A spacious and well-presented commercial premises occupying a prominent location with excellent window frontage and measuring approximately 514 square feet. Currently let to a small business operating as an antiques shop.

At a glance

Substantial Commercial & Residential Premises

Three Tenanted Flats & Commercial Shop

Planning Permission To Convert Warehouse

Large Enclosed Walled Gardens

Prominent & Central High Street Location

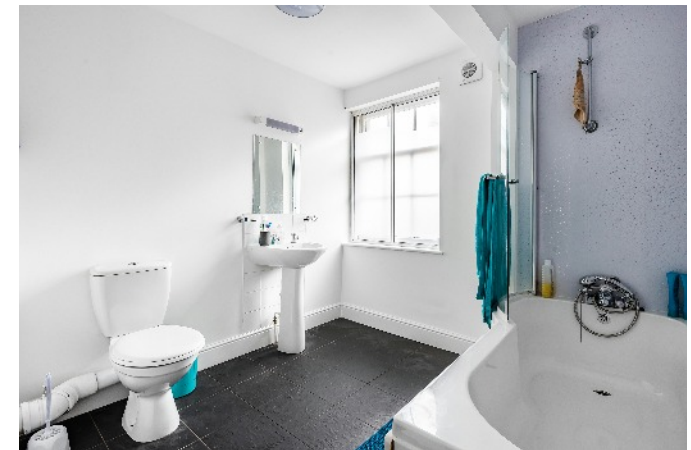
MAIN SHOP 30'5 x 16' (9.31m x 4.88m) with glazed double entrance doors, two large bay windows, laminate flooring and radiator.

SIDE KITCHEN/UTILITY AREA 11'6 x 3'9 (3.54m x 1.2m) with gas central heating boiler, sink, radiator, door to rear leading to;

TOILET 4'4 x 4'1 (1.35m x 1.28m) with low level WC and wash basin.







FLAT ONE

Recently modernised and renovated, a very spacious two-bedroom maisonette occupying the first and second floors of the building. The flat has a spacious living room overlooking the High Street, and a large sociable kitchen/dining room on the first floor, and there are two double bedrooms and a bathroom on the second floor. The property is currently let on an Assured Shorthold Tenancy.

COMMUNAL ENTRANCE with staircase leading to Flat One.

(Please note that the entrance to Flat One belongs to 109 and next door. 109a have access across the main front door and hallway only.)

FIRST FLOOR

Spacious staircase ENTRANCE HALLWAY with storage cupboard, and separate entrances to;

CLOAKROOM with low level WC, wash basin, radiator and window to rear.

LIVING ROOM 15'9 x 12'6 (4.8m x 3.8m) 15'9 x 12'6 Front aspect, opaque window to hallway.

KITCHEN/DINING ROOM 15'2 x 11'10 (4.6m x 3.6m) A light and airy room fitted with a range of wood fronted units providing ample cupboard and drawer space, matching fitted wall cabinets, rolled edge laminated working surfaces with inset stainless steel sink and side drainer, space and plumbing for automatic washing machine, space for undercounter fridge/freezer, electric oven and matching four ring gas hob over.

SECOND FLOOR

Spacious Landing with separate entrances to;

BATHROOM 8'2 x 7'10 (2.5m x 2.4m) A modern white suite comprising P-shaped panelled bath with curved glass shower screen, shower from mixer tap, low level WC with dual top flush and pedestal wash hand basin with vanity light and shaver socket over.

BEDROOM ONE 12'10 x 12'2 (3.9m x 3.7m) Front aspect and fitted recessed storage cupboards with shelving. Radiator.

BEDROOM TWO 15'9 x 10'2 (4.8m x 3.1m) Rear aspect and exposed ceiling timber. Radiator.

FLAT TWO

A modern conversion located on the first floor of the rear extension of the building and benefiting from an open plan kitchen/living room, bedroom and shower room. The property is currently let on an Assured Shorthold Tenancy.

Part glazed front door leads into a staircase entrance lobby with stairs leading to;

FIRST FLOOR

KITCHEN /LIVING AREA 22'2 x 13'7 (6.75m x 4.13m) (maximum measurement, wall to wall, irregular shaped wall on back elevation) Fitted with a range of base units providing ample cupboard and drawer space, inset stainless steel sink and side drainer. Fitted electric oven and four ring gas hob over, space and plumbing for automatic washing machine.

BEDROOM 13'2 x 9'9 (4.01m x 2.97m) Rear aspect, radiator. Door into;

SHOWER ROOM 7'10 x 4'3 (2.4m x 1.33m) (max including depth of shower cubicle) shower cubicle, low level WC and pedestal wash basin.

FLAT THREE

A modern conversion located on the ground floor of the rear extension of the building and benefitting from an open plan kitchen/living room, bedroom and shower room. The property is currently let on an Assured Shorthold Tenancy.

Part glazed front door leads into;

KITCHEN /LIVING AREA 18'5 x 13'5 (5.6m x 4.1m) (maximum measurement, wall to wall, irregular shaped wall on back elevation) Fitted with a range of base units providing ample cupboard and drawer space, inset stainless steel sink and side drainer. Fitted electric oven and four ring gas hob over, space and plumbing for automatic washing machine.

BEDROOM 13'1 x 13' (4.00m x 4.00m) Front aspect, radiator. Door into;

SHOWER ROOM 13'10 x 4'3 (4.2m x 1.3m) (max including depth of shower cubicle) shower cubicle, low level WC and pedestal wash basin.

WAREHOUSE

A substantial warehouse with planning to convert into two dwellings – a two bedroom and a three-bedroom cottage, work has commenced under planning reference 07/02422/FULL, but the property is very much a blank canvas and planning could be altered to amend this space further. Currently the property consists of three large rooms and a store, whilst outside is a large garden, divided in two.

ROOM ONE 39' x 18' (11.9m x 5.5m)

ROOM TWO 20'4 x 11'6 (6.2m x 3.5m)

ROOM THREE 11'4 x 10'6 (3.47m x 3.2m)

STORE ROOM 4'3 x 4'3 (1.3m x 1.3m)

OUTSIDE

Outside is an enclosed walled garden with greenhouse and steps providing access to a further sizeable and enclosed lawned area.

SERVICES: Gas Central Heating, Mains Water, Electric and Drainage.

EPC: Flat 1 - C/69

Flat 2 - C/70

Flat 3 - E/46

COUNCIL TAX BANDS: Flat 1 - A

Flat 2 - A

Flat 3 - A

LOCAL AUTHORITY: Mid Devon District Council

NOTE: Each flat is separately rated for water and has a gas boiler.



High Street, Crediton, EX17

Approximate Area = 1688 sq ft / 156.8 sq m
Outbuilding and Annexes = 1639 sq ft / 152.2 sq m
Total = 3327 sq ft / 309 sq m

For identification only - Not to scale

