



### Tenure

Freehold.

### Location

The attractive market town of Tiverton is located approximately 15 miles north of Exeter and 15 miles west of Taunton. The town benefits from being located immediately south of the A361 and approximately 6 miles west of the M5 (Junction 27).

The property is situated in the town centre on the north side of Fore Street, the principal retailing thoroughfare for the town.

Occupiers close by include Barclays Bank (adjacent), Boots, HSBC, NatWest, Vodafone, Shoezone and Carphone Warehouse, amongst others.

### Description

The property is arranged on ground and two upper floors together with attic accommodation. The ground floor provides a shop with first floor ancillary accommodation. The second floor provides self-contained residential accommodation comprising 4 rooms, kitchen and bathroom and is not presently occupied. The property benefits from parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.25 m	(27' 1")
Net Frontage	6.80 m	(22' 4")
Shop Depth	24.90 m	(81' 8")
First Floor	66.55 sq m	(716 sq ft)
Residential Second Floor – 4 Rooms, Kitchen and Bathroom		
Attic (Not inspected)		

### Tenancy

The entire property is at present let to THE EDINBURGH WOOLLEN MILL LIMITED for a term of 20 years from 23rd January 1998 at a current rent of £43,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 300.

Website Address: [www.ewm.co.uk](http://www.ewm.co.uk)

For the year ended 1st April 2014, The Edinburgh Woollen Mill Limited reported a turnover of £168,462,000, a pre-tax profit of £26,219,000, shareholders' funds of £105,452,000 and a net worth of £105,227,000. (Source: riskdisk.com 15.09.2015)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 47 Tiverton**.

## Tiverton

### 24/26 Fore Street

### Devon

### EX16 6LH

- **Freehold Shop and Residential Investment**
- Entirely let to The Edinburgh Woollen Mill Ltd adjacent to Barclays Bank
- Includes self-contained flat
- Town centre location
- Current Rent Reserved  
**£43,000 pa**

