



**Tenure**  
Freehold.

**Location**

The attractive market town of Tiverton is located approximately 15 miles north of Exeter and 15 minutes west of Taunton. The town benefits from being located immediately south of the A361 and approximately 6 miles west of the M5 Motorway (Junction 27). The property is situated in the town centre, on the north side of the pedestrianised Fore Street, the principal retailing thoroughfare for the town.

Occupiers close by include Barclays (adjacent), Carphone Warehouse (opposite), NatWest, Vodafone, Boots and many other national retailers.

**Description**

The property is arranged on ground and two upper floors to provide a ground floor shop with storage and loading from the rear and ancillary accommodation to the first and second floors.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>8.89 m</b>	<b>(29' 2")</b>
<b>Net Frontage</b>	<b>7.82 m</b>	<b>(25' 8")</b>
<b>Shop Depth</b>	<b>17.25 m</b>	<b>(56' 7")</b>
<b>Built Depth</b>	<b>28.15 m</b>	<b>(92' 4")</b>

<b>Ground Floor</b>	<b>179.4 sq m</b>	<b>(1,931 sq ft)</b>
<b>First Floor</b>	<b>100.5 sq m</b>	<b>(1,081 sq ft)</b>
<b>Second Floor</b>	<b>30.3 sq m</b>	<b>(326 sq ft)</b>

**Tenancy**

The entire property is at present let to SHOE ZONE RETAIL LTD for a term of 5 years from 10th January 2015 at a current rent of £30,000 per annum. The lease contains full repairing and insuring covenants.

**Tenant Information**

No. of Branches: over 500.

Website Address: [www.shoezone.com](http://www.shoezone.com)

For the year ended 1st October 2016, Shoe Zone Retail Limited reported a turnover of £159.834m, a pre-tax profit of £10.410m, shareholders' funds and a net worth of £30.145m. (Source: Experian 22.08.2017.)

**VAT**

VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

## Tiverton

### 30 Fore Street Devon EX16 6LD

- **Freehold Shop Investment**
- Town centre location
- Entirely let to Shoe Zone Retail Ltd until 2020
- Located adjacent to Barclays Bank at the centre of the pedestrianised Fore Street
- Current Rent Reserved  
**£30,000 pa**

**On the Instructions of a Major  
UK Pension Fund**

**SIX WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms S Stephens, Gowling WLG. Tel: 0207 759 6452 e-mail: [sarah.stephens@gowlingwlg.com](mailto:sarah.stephens@gowlingwlg.com)  
**Joint Auctioneer** J Mills Esq, Fawcett Mead. Tel: 0207 182 7483 e-mail: [jonathan@fawcettmead.co.uk](mailto:jonathan@fawcettmead.co.uk)

