



Fore Street, Cullompton,  
EX15 1LF

For Sale by Auction, Online Auctions ends 29th April 2025 at 12.00. A deceptively spacious ground floor lock-up retail unit now for updating along with a spacious one/two-bedroom maisonette on the upper floors that now requires extensive refurbishment.

Asking Price £45,000



A deceptively spacious ground floor lock-up retail unit now for updating along with a spacious one/two-bedroom maisonette on the upper floors that now requires extensive refurbishment. The property is located along the main arterial road running through the town centre and will appeal to both business-investors and developers alike who are on the lookout for an exciting redevelopment opportunity.

For Sale by Auction, Online Auctions ends 29th April 2025 at 12.00. Joint agent 247 property auctions, to bid you must register on their website.

#### ACCOMMODATION

##### Commercial

Ground floor retail unit with WC and access to the rear.

##### Residential

Ground floor: Communal stairs leading to reception hallway.

First floor: Private flat entrance, hallway, living room, kitchen/breakfast room, inner hallway, cloakroom/WC.

Second floor: Two bedrooms, bathroom/WC.

**Buying an investment? Please contact our lettings department on  
01884 33333**



#### TENURE

Freehold to commercial element (No.48) and Leasehold for residential uppers (No.46).

#### LEASE INFORMATION

Remainder of a xx year lease dated from xxxx. Please refer to auction legal pack for further information.

#### EPC

Rating; D for Shop. E for Flat

#### WHAT3WORDS

reflector.helping.grasp

#### BROADBAND & MOBILE COVERAGE

Broadband: Ultrafast available

Mobile: Likely inside. Likely outside.

Source: ofcom.org.uk

#### VIEWINGS

Please call on 01395 247000 to book into one of the scheduled block appointments.

#### IMPORTANT INFORMATION

PROPERTY SALES . LETTINGS



11 High Street  
Cullompton  
Devon  
EX15 1AB  
T: 01884 33333  
**After Hours:** 07802 448363  
E: [enquiries@thornecarterandaspen.co.uk](mailto:enquiries@thornecarterandaspen.co.uk)

These particulars are intended as a general guide only and do not form any part of a contract. Every effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for clarification.