



## The Workshop, Kiddicott, Crediton EX17 2AY

Guide Price £150,000

**HELMORES**  
SINCE 1699

## The Workshop, Kiddicott

Just off of Kiddicott very close to Crediton High St are these two workshops tucked away but accessible. The first workshop is currently used for storage and rented out but could be utilised for a multiple purposes. The second workshop has large double doors into a high ceilinged storage/garage area then has steps up to the main work area and further store to the rear, there are stairs up to a 1st floor. There is parking space for 2 vehicles with a wooden shed to the side.

The current owners have run their business from these premises for around 30 years and are now offering this unique opportunity to the next owner.

Please see the floorplan for sizes.

Current Rateable Value: £4,400 (This is not the payable value and could be eligible for small business rate relief)

Utilities: Mains electric

Water Supply: No

Listed: No

Conservation Area: No





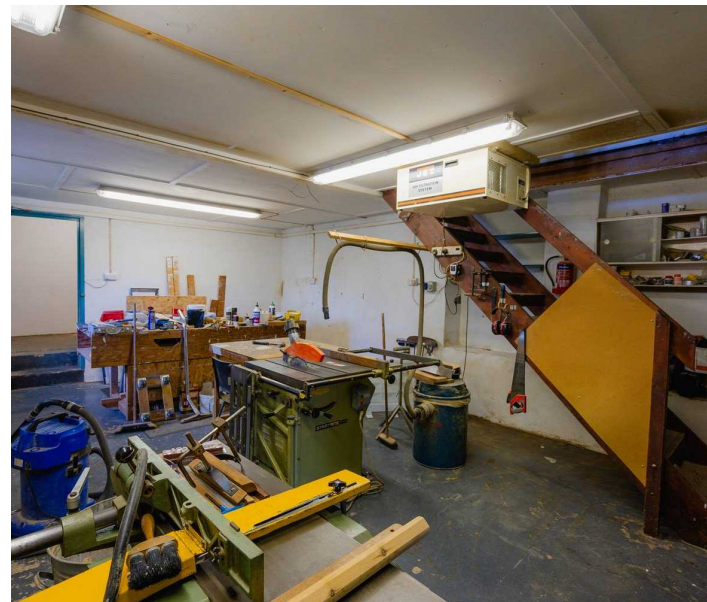
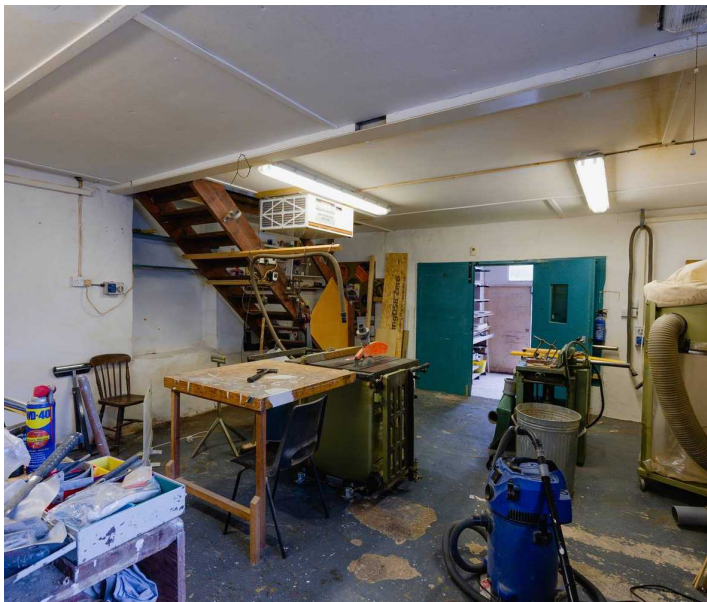
Tenure: Freehold

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

#### DIRECTIONS

From Crediton High Street, head in a westerly direction and after the lights at the green, take a right and right again onto Kiddicott, the lane to the workshops can be found on the left and are situation in the top right corner.

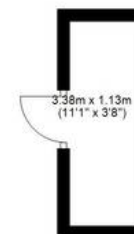
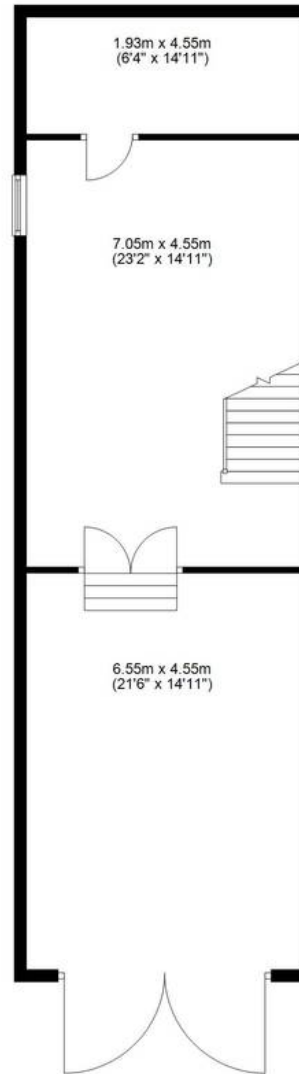
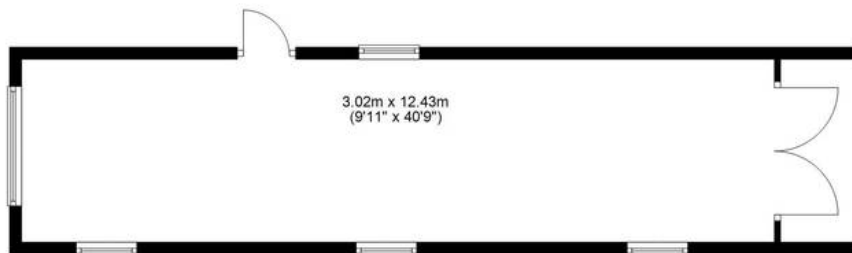
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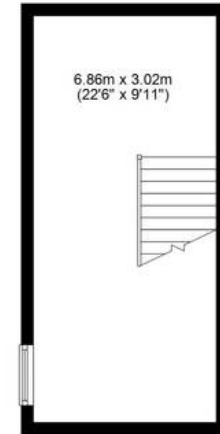
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Ground Floor



First Floor





# Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.