



## Boka, 3 High Street

Guide Price £59,995

# Boka

3 High Street, Crediton

- Commercial Shop
- Busy market town location
- Under business rate threshold
- Store room with WC & sink
- Successful business premises for 10 years
- 35sq metres / 380sq ft

This property has been run by the current owner as a successful gift shop for the last 10 years, it has a busy High Street location in the market town of Crediton.

The property comprises of a main shop area, small store, further store with WC & kitchenette area with sink. It would suit a wide range of uses and is being offered at a very competitive price.

Please see the floorplan for room sizes.

Rateable Value: Mid Devon £4,700

Classification: A1

Utilities: Mains electric, telephone & broadband

Broadband within this postcode: Ultra fast 1000mbps

Drainage: Mains drainage

Heating: Electric





Heating: Electric

Listed: Grade II

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, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



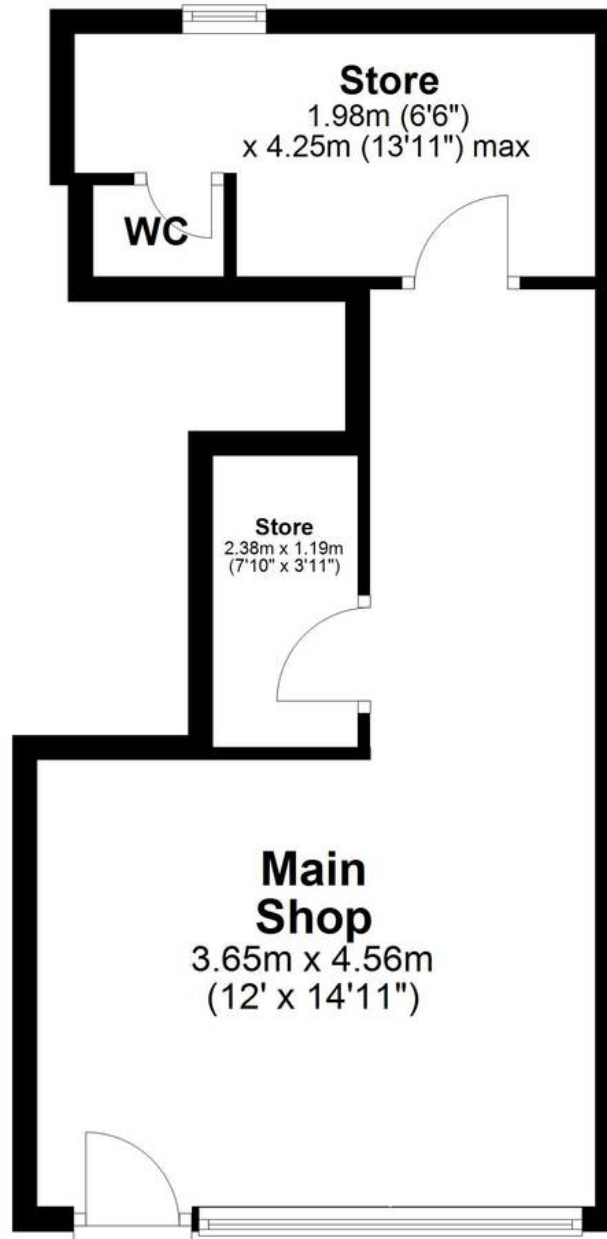
DIRECTIONS

Boka can be found at the Eastern end of the High St on the south side of the road.

What3Words: ///correctly.coffee.field

## Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 35.3 sq. metres (380.4 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.