

Vickery Holman
Property Consultants



FOR SALE

on behalf of the Joint Administrators
of Devonshire Homes Limited

Gotham House

Hammett Square, Phoenix Lane,
Tiverton, Devon, EX16 6LT

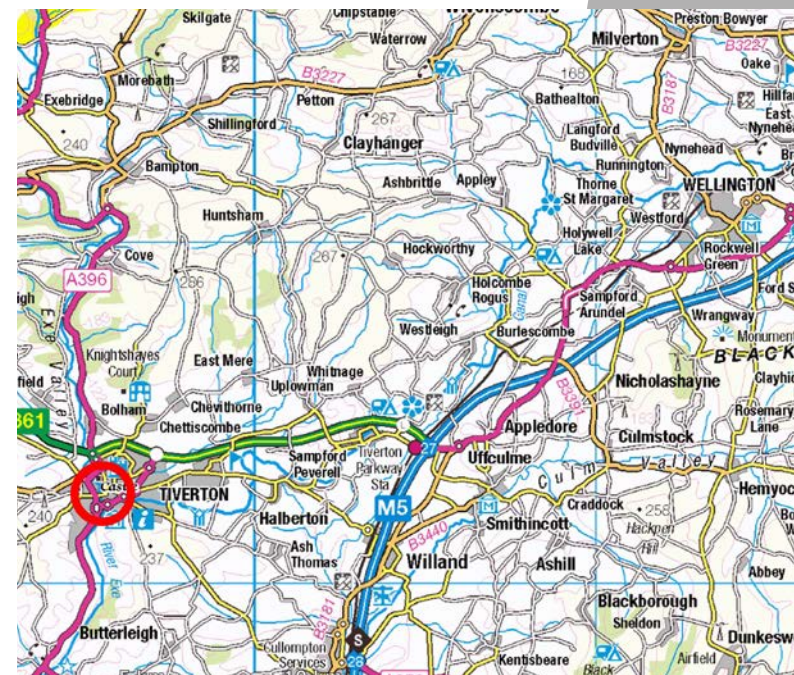
Impressive Grade II listed Georgian office building providing circa 6,050 sq ft (562 sq m) of accommodation with alternative use potential (STP).

WATLING
REAL ESTATE

Gotham House

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- Rare opportunity to acquire a prominent Freehold property in Tiverton town centre
- Impressive Grade II listed Georgian townhouse dating from the early 18th century
- The original townhouse has been extended and now provides approximately 6,050 sq ft (562 sq m) NIA arranged over four floors
- Flexible accommodation incorporating offices, meeting rooms, staff facilities and ancillary space
- Attractive period features including a grand reception hall, original staircase, sash windows, cornicing and period joinery
- Walled garden to the front and 24 parking spaces, including three EV charging points, to the rear
- Scope for continued commercial occupation or conversion to alternative uses, including residential, subject to planning and listed building consent



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Location

Gotham House occupies a central position within Tiverton, a well-established Mid Devon market town situated approximately 14 miles north of Exeter and 24 miles south-west of Taunton.

The property is approached from Phoenix Lane, which connects northwards with Fore Street, Tiverton's principal retail thoroughfare, and southwards with Great Western Way and the A396. A pedestrianised lane immediately to the west provides convenient access between Phoenix Lane and Fore Street. The town centre's shops, cafés, professional services and other amenities are therefore within easy walking distance.

Tiverton provides a broad range of local facilities, including primary and secondary schools, the renowned Blundell's School, Tiverton and District Hospital, supermarkets and a mix of national and independent retailers.

Road communications are good, with Junction 27 of the M5 approximately six miles away, providing direct connections towards Exeter, Bristol and the wider motorway network. Tiverton Parkway mainline station offers direct rail services to Bristol Temple Meads, with a journey time of approximately 45 minutes, and London Paddington in approximately two hours.



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Description

Gotham House was built in circa 1739 for George Davey, a prominent local woollen-cloth merchant who also served as Mayor of Tiverton.

The house remained in the Davey family until the late 1880's, maintaining its status as a leading merchant residence.

In the 20th century, the building transitioned from private residence to professional offices. From 1960, it was occupied by solicitors, first as penny & Harwood and later as part of Ashfords LLP, which closed its Tiverton base in 2021. It was later acquired by Devonshire Homes for use as its headquarters.

Gotham House comprises an impressive Grade II listed former townhouse dating from the early 18th century. Constructed principally of traditional brick beneath a slate roof, the building has a symmetrical and formal Georgian elevation characterised by large timber sash windows with brick arches and a deep moulded cornice at parapet level.

The property was originally constructed as a residential townhouse and is now used as office accommodation. It provides approximately 6,050 sq ft (562 sq m) of accommodation arranged over basement, ground, first and second floors. A more modern single-storey wing extends to

the rear and provides additional open-plan office accommodation. The principal entrance for the current use is approached through the rear car park and opens into an impressive reception hall with waiting area. The hall retains an original open-string timber staircase rising to the first floor, while a secondary staircase on the western side connects the basement with the upper floors. The traditional front entrance is approached through the reinstated walled garden.

Externally, an attractive walled garden frames the principal elevation. To the rear is a substantial private parking area providing approximately 24 spaces, including three EV charging points.

The property offers the opportunity for continued commercial occupation or, reflecting its original use, potential conversion back to residential accommodation. Alternative uses could include a single dwelling, apartments or townhouses, subject to obtaining all necessary planning permissions and Grade II* listed building consent



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Accommodation

Measurements provided from management records on a NIA basis.

	Sq m	Sq ft
2nd floor	118.52	1,276
1st floor	108.20	1,166
Ground floor (Main House)	109.70	11,816
Ground floor (newer extension)	95.70	10,346
Basement	129.80	13,976
Overall Total circa	562	6,050

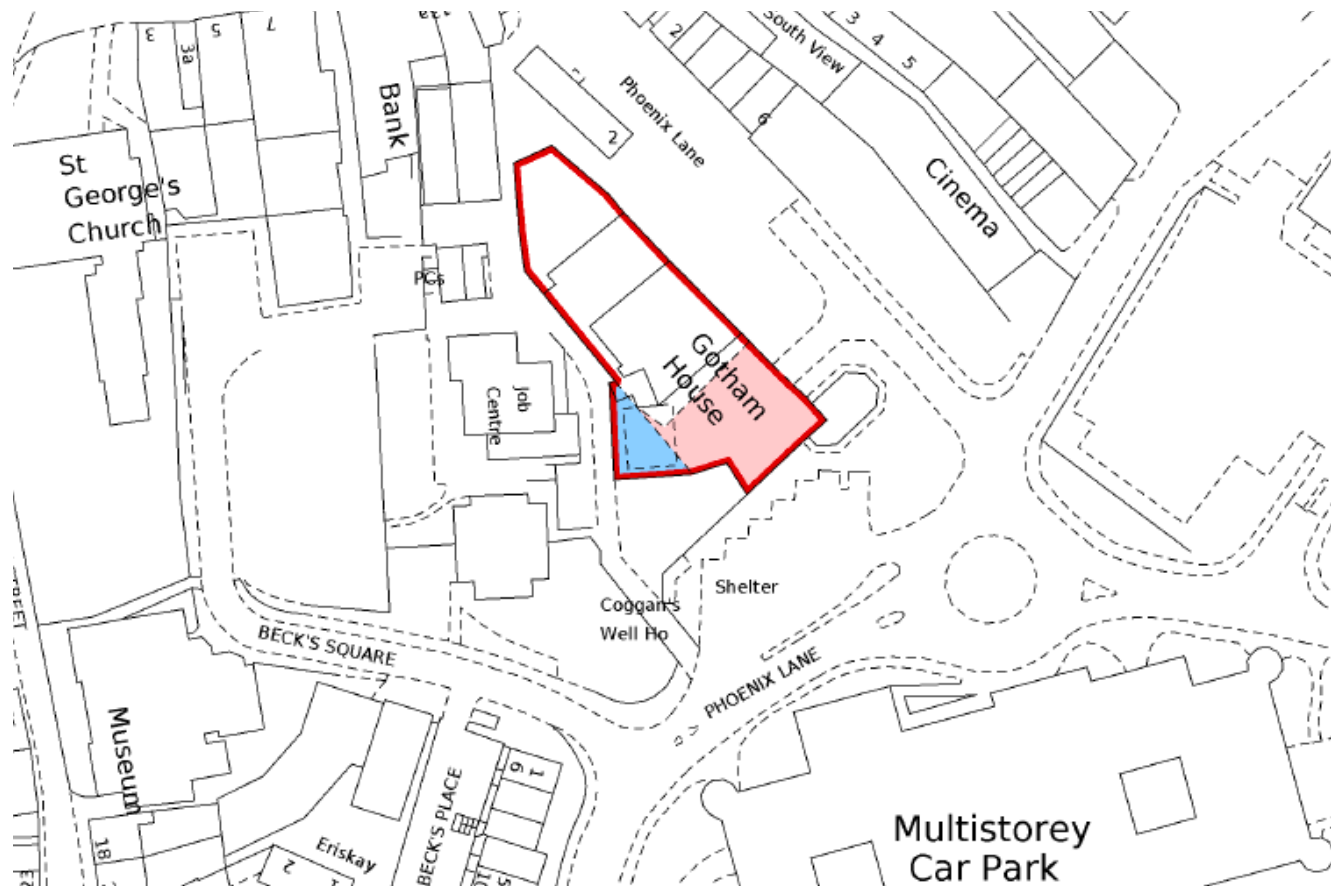
Total site area is 0.33 acre (0.13 hec)



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Site Plan



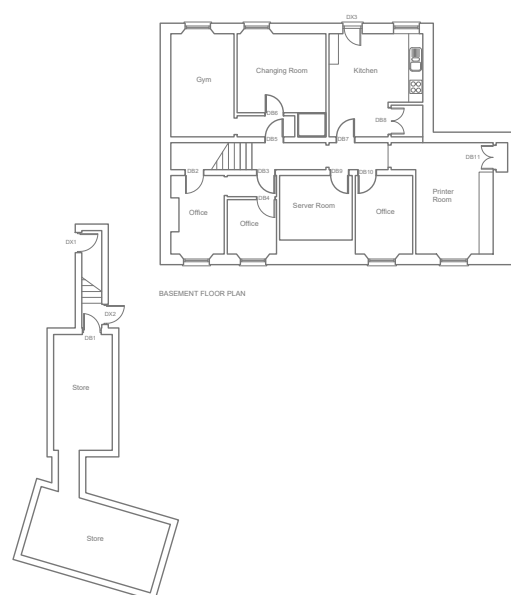
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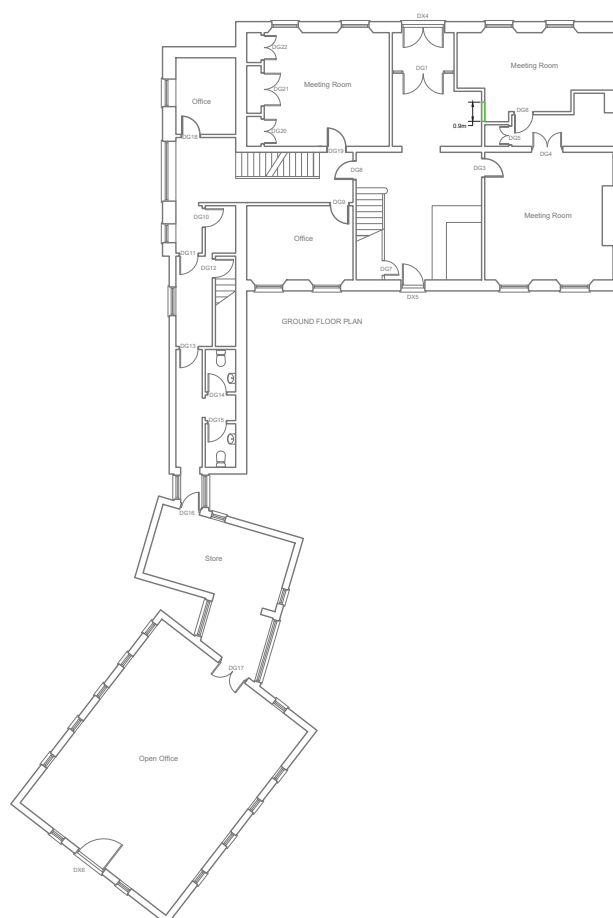
Floor Plans

From management records, information only. Interested parties to undertake their own due diligence.

BASEMENT FLOOR



GROUND FLOOR



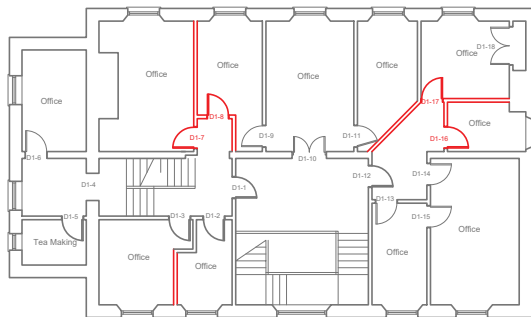
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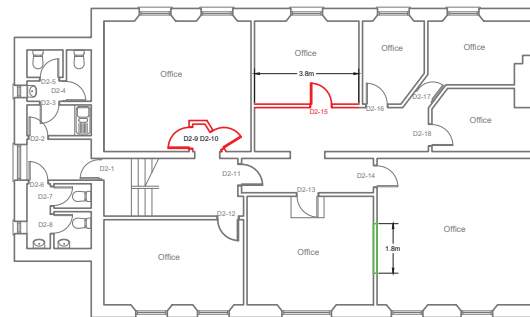
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FIRST FLOOR



SECOND FLOOR



Further information

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Proposal

Guide price of £500,000

Subject to Contract

The property is sold freehold

Services

The property is reported to be connected to mains electricity, water and drainage. There is no live gas connection. Prospective purchasers should make their own enquiries regarding the capacity and condition of the services.

EPC

Rating D

Parking

Approximately 24 private parking spaces, including three EV charging points.

Planning

The existing use is as offices and premises. Any alternative use or alterations will be subject to the necessary planning and Grade II listed building consents.

Business Rates

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £31,000. This is not the amount payable and interested parties need to make their own enquiries with Mid-Devon Council.

Legal

Each party to pay their own legal fees incurred during this transaction. The property is offered for sale on behalf of the Joint Administrators of Devonshire Homes Limited. The Joint Administrators offer no representations, warranties or guarantees associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.

Money laundering

Before any sale is agreed and solicitors instructed, the marketing agents have a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT

All figures quoted are exclusive of VAT if applicable.

Viewings

For further information, please contact the agents direct.

Viewings strictly by appointment only.

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Appointed agents

Vickery Holman
Property Consultants



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WATLING
REAL ESTATE

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. SUBJECT TO CONTRACT