

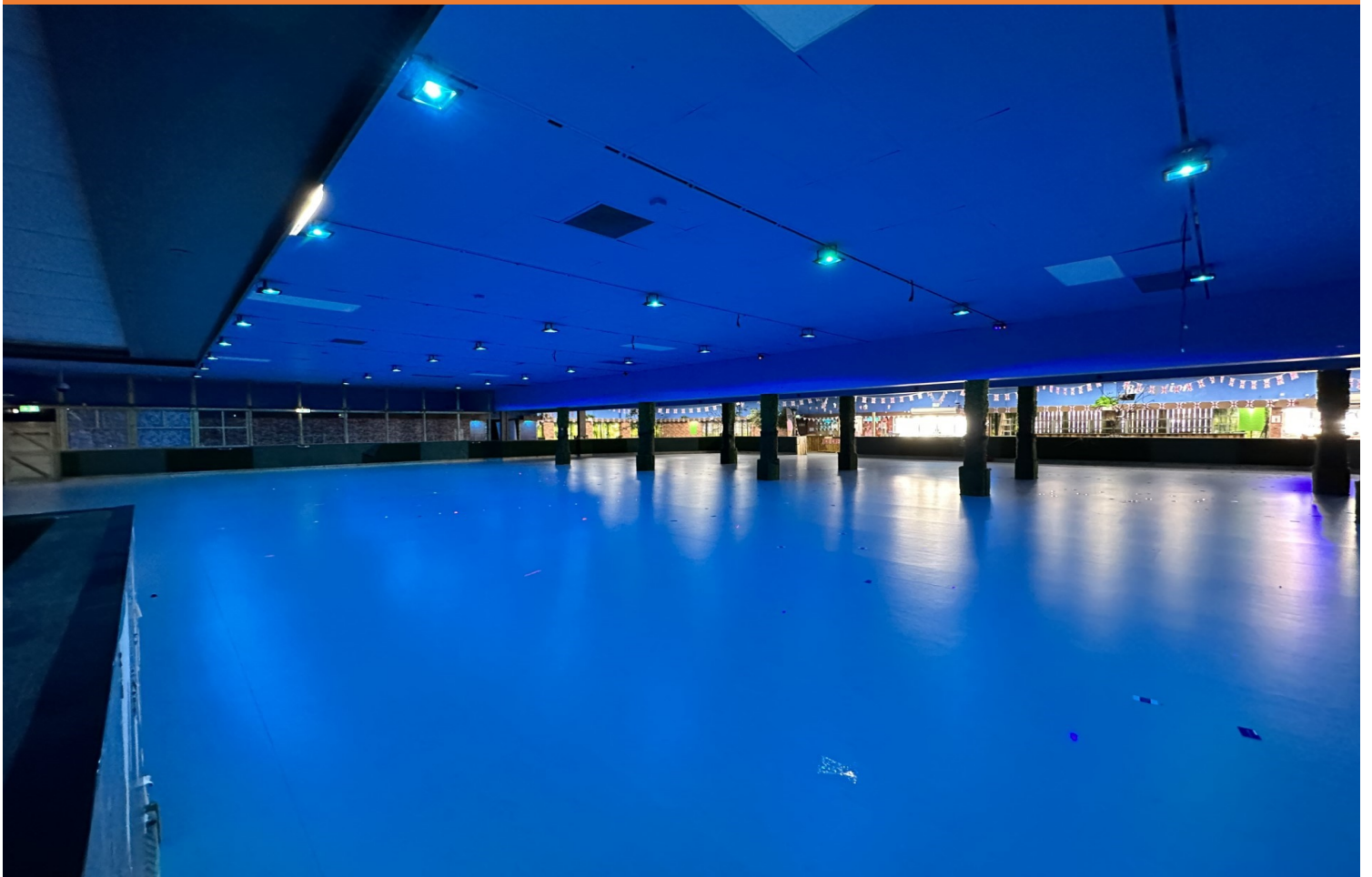
WRIGHT COMMERCIAL

HUGE COASTAL LEISURE OPPORTUNITY
FOR SALE



FORMER OUTSIDE IN ROLLERDROME

47 UPCOTT AVENUE, POTTINGTON, BARNSTAPLE EX31 1NH



PRICE: Ingoing premium of £120,000 to include current fit-out and new lease at £56,000 p.a.x.



Prominent A361 location
17,000 sq ft
Newly fitted in 2020
Roller Rink and former NERF battle zone
Café, Bar, Car park, Kitchen etc
Premises licence
Suitable variety of leisure businesses

LOCATION

Situated adjacent to the A361 main coast road and close to the new downstream bridge affording easy access and much passing and chance trade. Nearby operators include the Barnstaple Hotel, Burger King, Let's Go Bowling Alley, Tarka Holiday Park etc.

THE PROPERTY AND SITE

Extending to around 17,000 sq ft the premises comprise a sprung roller rink of c.7,500 sq ft (700 sq m) complete with DJ booth and specialist lighting, former indoor NERF battle zone of c. 3,500 sq ft, Bar, café, reception and skate hire counter together with usual back up of commercial kitchen (no appliances), toilets, offices, car park etc.

THE PROPOSAL

Our clients are inviting offers for a new lease at £56,000 p.a.x and the fitted premises as is at an ingoing premium of £120,000.



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