



**COMMERCIAL & RESIDENTIAL INVESTMENT  
FOR SALE**

**42 BOUTPORT STREET  
BARNSTAPLE EX31 1SE**

**GROUND FLOOR INVESTMENT  
FORMER CLUB & FLAT  
ACCOMMODATION OVER 3 FLOORS  
CLUB/RESTAURANT OF 3,360 sq ft  
SEPARATE 2 BED FLAT  
IDEAL FOR RESIDENTIAL CONVERSION**

**PRICE: OIRO £295,000 FREEHOLD**

**DESCRIPTION**

The premises are arranged over 3 floors. The ground floor is occupied by Coral Bookmakers and extends to 1700 sq ft.

The (vacant) upper floors (1<sup>st</sup> & 2<sup>nd</sup>) comprise a large former Club of c. 3,360 sq ft to the first floor and a large 2 bed flat to the second floor. The former Club comprises fitted main bar with servery and cellar, adjoining function room with elevated DJ kiosk/office, ladies and gents' toilets, separate function room and kitchen. It is felt that the former club premises would be ideal for conversion to residential accommodation. The flat comprises 2 bedrooms, lounge, kitchen and bathroom.

**TENANCY**

Coral occupies the ground floor on a renewed 5 year lease term from 24<sup>th</sup> June 2022 at a passing rent of £22,500 p.a.x.

(The upper floors were previously let agreed at a commencing rental of £21,600 p.a.x).

**PROPOSAL**

The premises are offered on a Freehold basis, to include the investment at OIRO £295,000.

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