

WRIGHT COMMERCIAL



EXCELLENT HIGH STREET RETAIL PREMISES
WITH LIVING ACCOMMODATION TO LET

20 HIGH STREET, BARNSTAPLE, NORTH DEVON EX31 1BG
RENT: £25,000 p.a.x

LOCATION

Occupying a central position on the High Street. Nearby traders include Fat Face, Boots Opticians, Tesco Express, Wimpy, Holland & Barrett, Millets, Trespass and Café Nero.

DESCRIPTION

Well-presented accommodation arranged over 4 floors. There is access both from the pavement frontage and the rear (Church Lane)

ACCOMODATION

Double fronted (16'9) with central glazed door and security grilles. Wood effect flooring, slat wall, spot lighting and air conditioning. Counter and feature revealed stone alcove and stained-glass window. Extending to 962 sq ft. Side retail area of 130 sq ft leading to back up comprising kitchen, toilet and stock rooms. To the first floor are 2 further stock rooms and an external balcony leading to:-

Upper accommodation of kitchen/diner, dining area/office, bath and shower room, living room and single bedroom. Stairs lead to second floor with double and single bedrooms. Stairs to roof space with potential for large bedroom etc (radiator heating).

RATEABLE VALUE: £18,250.





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