



**FOR SALE
or TO LET**

**HIGHLY
PROMINENT
TOWN CENTRE
COMMERCIAL
PREMISES**

BRIDGWATER HOUSE

2 THE SQUARE, BARNSTAPLE, NORTH DEVON EX32 8LS

PRICE: OIRO £285,000 FREEHOLD

RENT: £20,500 p.a.x.

** Highly prominent town centre location**

** Ideal company HQ **

** Suitable Bar, Restaurant, Retail etc **

** GIA c.1800 sq ft **

**Former flat with separate access **

THE SITUATION

The highly prominent premises are located on the Square near Belle Meadow car park and the High Street. Nearby operators include Hotels, Bars, Restaurants, Retailers etc.

DESCRIPTION

Arguably one of the most prominent premises in Barnstaple, Bridgwater House comprises well-presented and double-glazed accommodation arranged over 4 floors. 2 staircases afford separate access, if required, to the upper floors and many rooms are of stud partitioning meaning relatively simple remodelling would be possible.

THE PROPOSAL

Available Freehold or Leasehold.

THE ACCOMMODATION

GROUND FLOOR

RECEPTION AREA

c.400 sq ft leading to kitchen, toilet and storeroom.

2 staircases leading to: -

FIRST FLOOR

Open plan landing, 2 office rooms, toilet.

SECOND FLOOR

2 office rooms, kitchen, toilet and server cupboard.

THIRD FLOOR

C. 400 sq ft and open plan.



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