

REDUCED



**EXCELLENT HIGH STREET RETAIL PREMISES FOR SALE**

**15 HIGH STREET, BARNSTAPLE, NORTH DEVON EX31 1BG**

**PRICE: OIRO £175,000 FREEHOLD**

*\* Excellent High Street Premises \* Amongst National Retailers \*  
\* C. 1,000 sq ft retail sales plus 2 upper floors storage/offices \*  
\* High volume passing/chance trade \**

#### **LOCATION**

Barnstaple is a busy regional market town and North Devon's commercial and administrative centre. It has a population circa 47,000 but has an estimated catchment population of over 140,000. More importantly North Devon is an important tourist destination with an estimated 750,000 visitors each year. This has significant bearing upon consumer spending levels in the town. Access to Barnstaple is principally via the North Devon Link Road (A361) which gives easy access to the M5 motorway at Junction 27 Tiverton where there is also an Inter City Rail Link.

#### **SITUATION**

Barnstaple High Street is an excellent all year round trading pitch and opportunities are few and far between. This is an excellent opportunity to acquire good sized retail premises. Nearby National occupiers include Tesco, Holland & Barrett, Boots, Fat Face etc.

#### **ACCOMMODATION**

The premises are arranged as a ground floor split level retail unit with 2 upper floors as storage, office, kitchen, toilet etc. Rear yard. The premises benefits from the following approximate dimensions and areas:-

Gross Frontage	16'7	5.1m
Net Frontage	14'6	4.4m
Ave Internal Width	15'7	4.8m
Shop Depth	69'	21m
Ground Floor Sales	990 sq ft	91.9 sq m
First Floor	940 sq ft	87.3 sq m
Second Floor	230 sq ft	21.3 sq m

#### **PROPOSAL**

The property is available Freehold at OIRO £175,000.

#### **PLANNING**

A variety of uses within Class E of the Town & Country (Use Classes) Order.

#### **RATES**

Rateable Value: £17,750. We would recommend that interest parties make their own enquiries to the Local Rating Authority for verification purposes.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

#### **VIEWING**

Strictly by prior appointment through the Sole Agents:



**01271 377333**

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