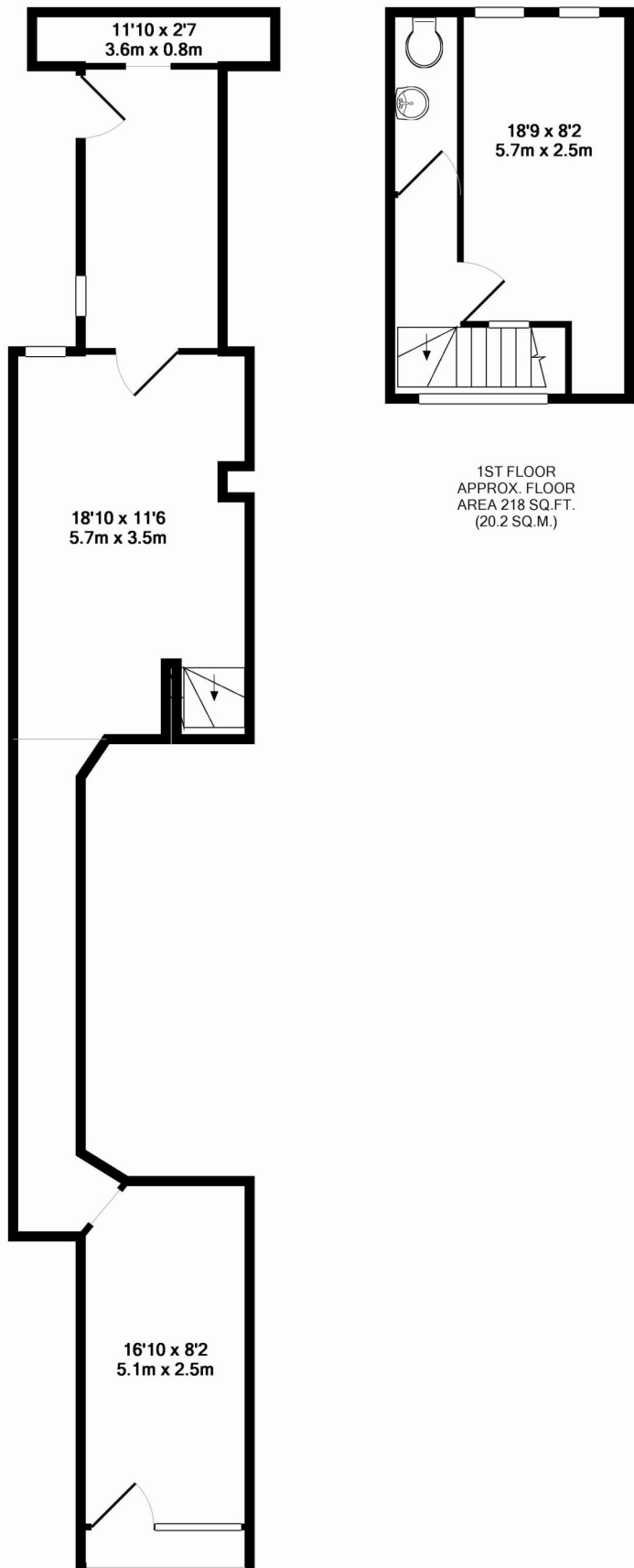




106a HIGH STREET, BARNSTAPLE, NORTH DEVON EX31 1HP

PRICE: £149,950 FREEHOLD



1ST FLOOR
APPROX. FLOOR
AREA 218 SQ.FT.
(20.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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DESCRIPTION

Arranged over 2 floors, the premises is located in the High Street with nearby operators including Tesco, Halifax, HSBC etc. Pedestrian flow is strong. Formerly operated as a sandwich bar/take away/café, an Estate Agency Office and currently as a mini mart retail outlet.

LEASE

Currently let on a 5 year term from August 2023 at a passing rent of £14,000 p.a.x.. A break clause at the end of the 2nd year was not operated.

ACCOMMODATION

HIGH STREET RETAIL UNIT (16' 11 x 10' 4")

Gross frontage: 10' 3" Net frontage: 8' x 2' 2"

LINK CORRIDOR: 22' 8" x 3' 4"

FORMER CAFE/OFFICE/RETAIL AREA:

19' 4" x 11' 7"

FORMER KITCHEN:

13' 11 x 7'

FORMER WC/STORE:

5' 0" x 2' 4"

FIRST FLOOR:

TOILET: WC and basin

STORE ROOM:

15' 2" X 8' 3"

GIA: Around 660 sq ft (61 sq m) over 2 floors.

RATEABLE VALUE: £5,200

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