



**FOR SALE OR TO LET
TOWN CENTRE RETAIL/OFFICE PREMISES**



4 CROSS STREET, BARNSTAPLE, NORTH DEVON EX31 1BA

PRICE: £225,000 FREEHOLD

RENT: £19,000 PAX

- * Convenient town centre location * Retail/office premises *
- * Accommodation over 3 floors * Circa 2845 sq ft (264.4 sq m) *
- * High volume passing/chance trade * Gas central heating, air con, networking etc *
- * Development potential * Rateable Value: £20,480 *

THE SITUATION

The premises occupy a prominent position on the corner of Cross Street and Paiges Lane close to the High Street. Paiges Lane is one of the main entry points in to Marks & Spencer and as such, affords a high level of passing and chance trade.

THE PROPERTY AND CONSTRUCTION

Being a return fronted shop/office premises over 3 floors with shop display windows, open plan retail/office of 1296 sq ft (including internal office) together with toilet, kitchen and storage. The upper 2 floors comprise office and storage accommodation of c.1470 sq ft together with toilet and kitchen. It is felt that the separate side access to the upper floors may afford the opportunity for separation, residential development etc.

THE ACCOMMODATION

RETURN FRONTED RETAIL/OFFICE UNIT

1296 sq ft (120 sqm) Display windows. Suspended ceiling with cat 11 and spot lighting, carpet and vinyl floor coverings, some low level partitioning, air conditioning, staged office area to side. Internal office of c.114 sq ft (10 sqm).

KITCHEN

73 sq ft. Low level storage unit with stainless steel single drainer sink unit and door to small covered store.

Ladies and Gents **TOILETS**.

Side door and hallway with stairs to **FIRST FLOOR**:

OFFICE 1

11' x 7' (3.3m x 2.1m)

OFFICE 2

7' x 7' (2.1m x 2.1m)

OFFICE 3

24' x 20' (7.3m x 6m)

OFFICE 4

15' x 15' (4.5m x 4.5m)

OFFICE 5

11' x 8' (3.3m x 2.4m)

KITCHEN

Low level storage unit with inset stainless steel sink unit.

TOILET with low level W/C.

Stairs to **SECOND FLOOR**:

OFFICE 6

23' x 14' (7.m x 4.2m)

OFFICE 7

16' x 14' (4.8m x 4.2m)



01271 377333

F: 01271 326362 sales@wright-commercial.co.uk

19 Cross Street, Barnstaple, Devon, EX31 1BD