

TOWN CENTRE YARD AND BUILDINGS TO LET



18 ROLLE QUAY, BARNSTAPLE, NORTH DEVON EX31 1JE



RENT GUIDE: £24,000 p.a.x LEASEHOLD

Town centre yard with warehousing & workshops

Site of circa 1/2 acre.

Trade counter, offices, storage & workshops.

Secure site with good road access.

Ideal Storage, Sales, Transport, Workshops etc.

Excellent road communications A361/A39

SITUATION

The property is located at the end of Rolle Quay with easy road access to the A361 and the A39 via the downstream bridge. The High Street and town centre is a short walk away.

DESCRIPTION

The site extends to approximately 1/2 an acre. The main building comprises fitted trade counter sales area with offices, storage/warehousing and workshop of approximately 4,400 sq ft over 3 floors. The second single storey building provides approximately 1,700 sq ft of workshop/storage. The site is open yard/parking of c.4000 sq ft laid to tarmac and gravel.

MAIN BUILDING

Traditional construction with accommodation over 3 levels and additional loft storage. Trade counter/sales area with 2 offices, kitchenette and toilet of c.850 sq ft with adjacent store of c.890 sq ft and loft store above (450 sq ft). Internal stairs down to ground floor workshops extending to c.2500 sq ft with store, office and toilet. Sliding doors to direct road access and 14' roller shutter to yard.

WORKSHOP/STORAGE UNIT

C.1700 sq ft Block and profile steel construction with translucent roof lights and 12' roller shutter.

YARD

The site is accessed via palisade gates. The yard is laid to tarmac and aggregate areas used for storage, parking and vehicle display. The site (about .527 acre) is well fenced and secure. Adjacent to the front wall and gates are several parking spaces.

VIEWING

Strictly by prior appointment through Wright Commercial 01271 377333.



LETTING PROPOSAL

The site is available as a whole or in parts based on a rental of £24,000 p.a.x and if in part, on merit only.

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