

FREEHOLD HIGH STREET RETAIL PREMISES FOR SALE

98 HIGH STREET

BARNSTAPLE, NORTH DEVON EX31 1HR

** Excellent High Street Premises * Amongst National Retailers **

** C. 3,500 sq ft retail sales plus upper floors storage/offices **

** High volume passing/chance trade * Rear servicing/delivery **

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, Edinburgh Woollen Mill, Holland & Barrett, Boots, Fat Face, Animal etc.

ACCOMMODATION

The premises are arranged as a ground floor double fronted retail unit with 2 upper floors as storage, offices, kitchen, toilets etc. There is rear servicing via The Strand and the premises benefits from the following approximate dimensions and areas:-

Gross Frontage	23'5	7.14m
Net Frontage	20'11	6.38m
Ave Internal Width	24'4	7.45m
Shop Depth	143'10	43.84m
Ground Floor Sales	3544 sq '	329 sq m
First Floor	650 sq '	60 sq m
Second Floor	485 sq '	45 sq m

PROPOSAL

OIRO £498,000 Freehold

PLANNING

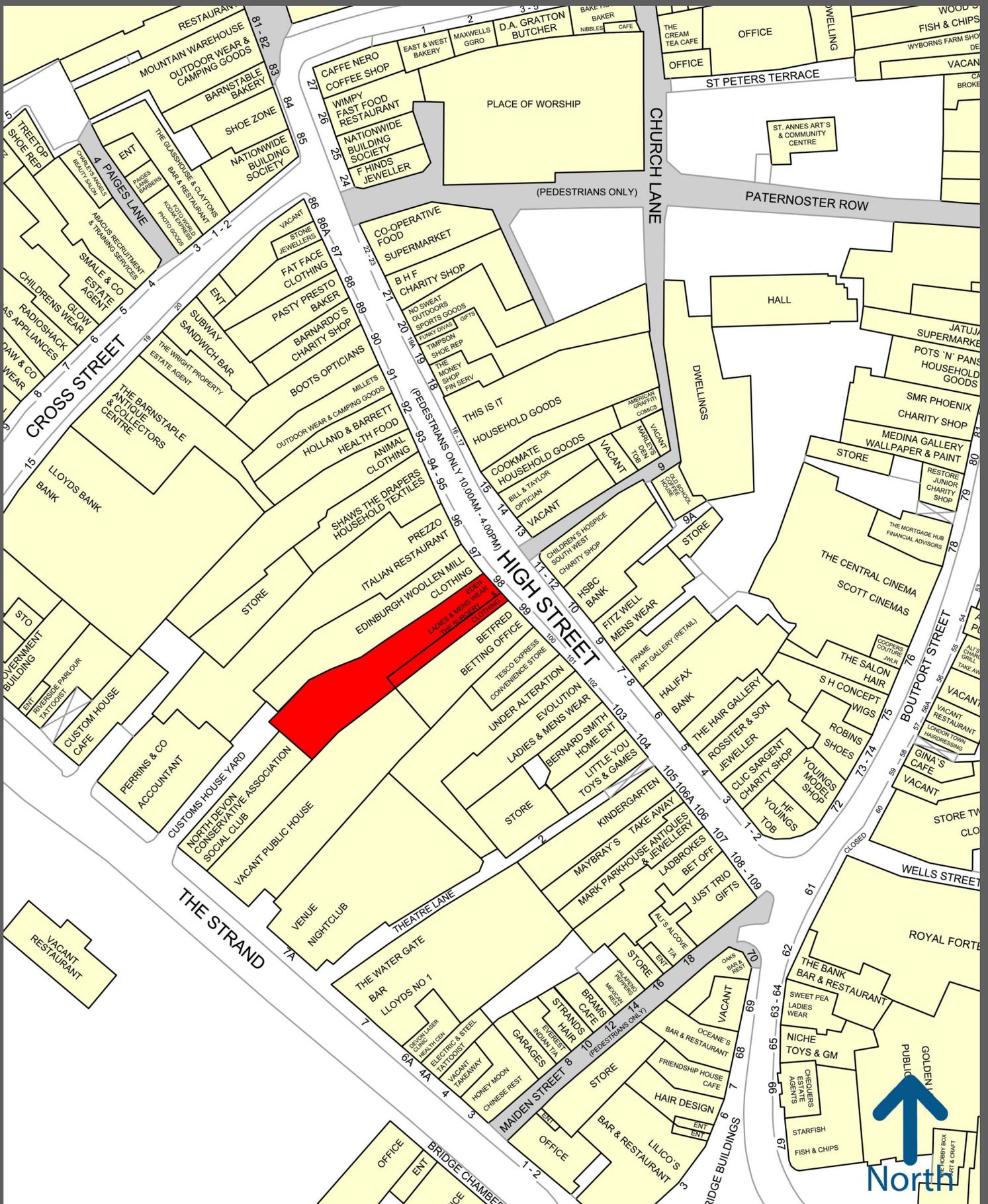
A variety of uses within Class A1 of the Town & Country (Use Classes) Order 1987.

RATES

Rateable Value: £40,000. 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.



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