



FOR SALE

HISTORIC TOWN CENTRE RETAIL PREMISES
WITH UPPER FLOORS (incl. FLAT)

8 CROSS STREET,
BARNSTAPLE, NORTH DEVON EX31 1BA

PRICE: £220,000 FREEHOLD

Established town centre location

Retail/Office/Restaurant premises

Accommodation over 3 floors

Circa 2368 sq ft (219 sq m) Ground Floor

High volume passing/chance trade

Grade 11 Listed

Development potential

Rateable Value: £20,500

THE SITUATION

The premises occupy a prominent position on Cross Street between the Strand and the High Street and as such, affords a high level of passing and chance trade.

THE PROPERTY AND CONSTRUCTION

Being a double fronted Grade 11 Listed premises over 3 floors with many 17th century features remaining such as 2 limestone fireplaces and moulded ceiling panels. Ground floor retail of 2368 sq ft. The first floor comprises offices and storage accommodation of c.760 sq ft together with the second floor being arranged as a 1 bedroom flat. It is felt that the separate side access to the upper floors may afford the opportunity for separation, residential development etc.

THE ACCOMMODATION

GROSS FRONTAGE: 28' (8.58 m)

NET FRONTAGE: 21'6 (6.6 m)

BUILT DEPTH: 96'6 (29.4 m)

AVE WIDTH: 28'3 (8.63 m)

GROUND FLOOR DOUBLE FRONTED RETAIL

2368 sq ft (219 sqm) Display windows. Suspended ceilings with lighting, carpet and partitioning.

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

C.760 sq ft and comprising 2 rooms and kitchen.

SECOND FLOOR

TOILET on half landing.

The second floor is arranged as a large double bedroom flat with lounge, kitchen and bathroom.

