

Retail & Possible residential For Sale or To Let

Gerrard Matthews
Chartered Surveyor

97 High Street, Barnstaple EX31 1HR

- Strong Secondary pitch
- 2200 sq ft Sales
- Class E Use
- Enclosed Yard with rear access



With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round.

Situation

Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. THE SITUATION The shop is situated on High Street nearby occupiers include Fat Face, The E

Description

The property provides open plan fully fitted out ground floor sales together with ancillary space on first and second floors

Accommodation

The approximate dimensions and floor areas are as follows:

| | | |
|--------------------|-----------|------------|
| Gross frontage | 6.4 m | 21'0" |
| Net frontage | 5.8 m | 19'0" |
| Shop width | 5.8 m | 19'0" |
| Widening to | 84.5 m | 25'9" |
| Shop depth | 33 m | 108'4" |
| Ground floor Sales | 204.4 sqm | 2200 sq ft |
| First floor | 46.7sqm | 503 sq ft |
| Second floor | 40.23 sqm | 433 sq ft |

EPC

Rating of D. Please ask for further details

Plans

See overleaf for a ground floor plan and rear access

VAT

VAT applies on the rent

Tenure

Available Freehold or Leasehold

Price

£275,000

Rent

£25,000 per annum exclusive

EPC

Rated D expiring June 2023. Copy on request

Rates

1st April 2023 Rateable Value £28,000

Further information or viewing

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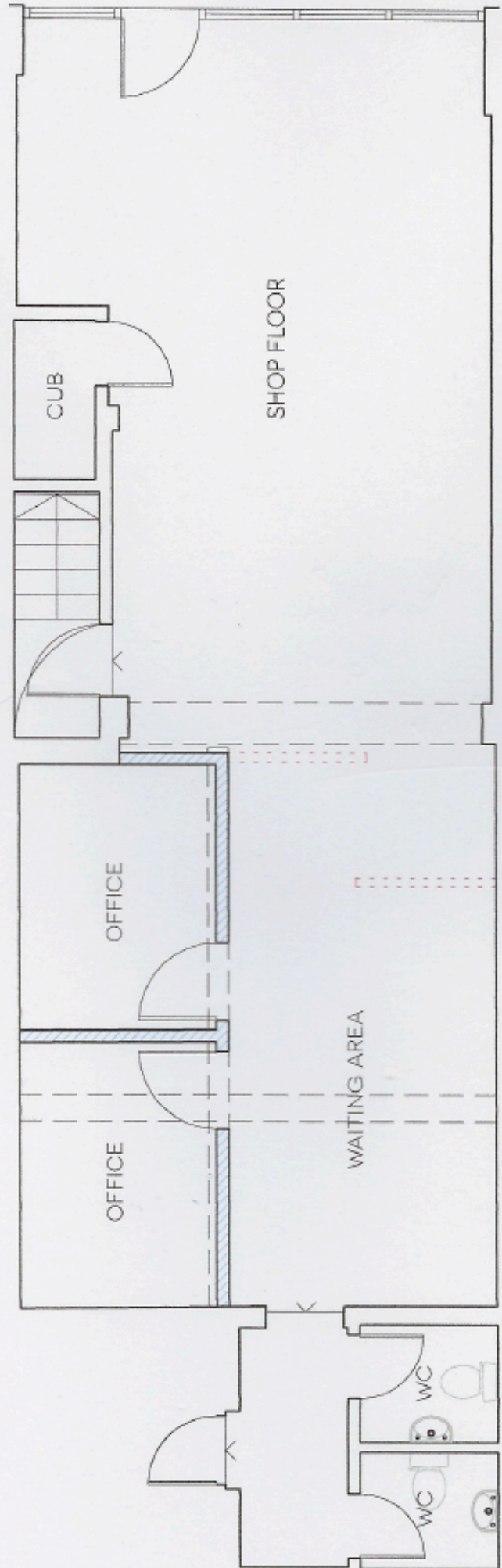
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97 High Street
Barnstaple
Ground Floor Plan & photos



GROUND FLOOR PLAN

