



All enquiries Ref: Callum Glenn

- **Virtual Freehold Town Centre Investment**
- **Let to Coral Racing**
- **Rent Reserved £22,500 per annum**

Location:

The property is located in this Town centre position at the junction of Boutport Street with Queen Street with the area being home to a mix of multiple retailers together with long standing local outlets. The property is also close to the well known Pannier Market which is a strong draw for shoppers both within Barnstaple but also outlying areas. This north Devon town also has great road links, being at the junction of the A39, A361 and A377 and of course lies on the River Taw within an area popular with tourists in the summer months which boosts trade in the town.

Description:

The property forms the ground floor of this three floor mid terrace building and is part of a retail parade fronting Boutport Street close to its' junction with Queen Street. The property is arranged to provide retail accommodation with good frontage and is currently trading as a Coral Bookmakers.

Accommodation:

Retail Area Zone A 30.9 sq.m (332 sq ft)
Retail Area Zone B 28.0 sq.m (301 sq ft)
Retail Area Zone C 41.7 sq.m (448 sq ft)
Retail Area Zone A 57.0 sq.m (613 sq ft)
Total Internal Area 157.8 sq m (1698.5 sq ft)

EPC Rating: TBC

Tenancy:

The property is let to Ladbrokes Betting and Gaming Limited(t/a Corals) for 5 years from 24th June 2022 on effective full repairing and insuring terms with no rent review or break clause.



Rent Reserved
£22,500 per annum.

Tenure:

Virtual Freehold – held on a lease for a term of 8006 year (less 3 days) from 1st January 1994 at a peppercorn ground rent.

