



87 Boutport Street, Barnstaple, EX31 1SR

david ball
Agencies

An exciting opportunity to lease a ground floor public house in an excellent trading position in the heart of Barnstable in Devon's Golden Triangle.

Premium to be negotiated

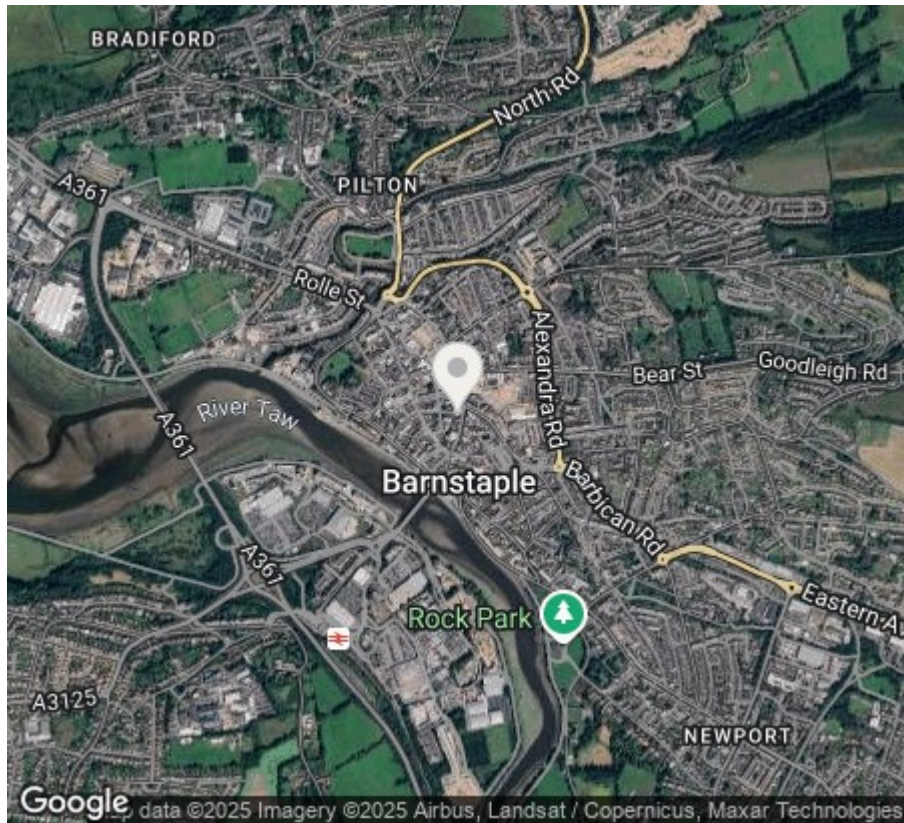
£12,000 rent with review after year one

Fixtures, fitting and stock available under separate negotiation.

£12,000 Per Annum

Key Features

- Exciting Opportunity
- Excellent Trading Position
- Suitable for a Variety of Uses
- New FRI Lease with Terms to be Agreed
- £24,000 per annum rent
- Ground Floor Public House
- Late Licence
- Gas Central Heating
- Early Viewing is Highly Recommended





Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

This expansive property enjoys a prime trading location within Barnstable's renowned "Golden Triangle," positioned along both Boutport Street and Paternoster Lane. Nearby businesses include The Theatre, Cinema, Wetherspoons, The Royal Fortescue Hotel, as well as a variety of retail shops and estate agents.

Barnstable, England's oldest borough dating back to 900 AD, is the largest town in North Devon. It is ideally situated 50 miles from Bristol and just 34 miles from Exeter. The town mainly resides on the east bank of the River Taw, linked by the historic Long Bridge, notable for its 16 stunning arches.

The Property

The property has been cleverly refurbished to a high standard to give the feel of a contemporary cellar/wine bar, yet its at ground level. Arranged as several intimate areas benefiting from a dual The property has been expertly refurbished to a high standard, designed to evoke the ambiance of a modern cellar or wine bar, despite being at ground level. It features several intimate areas with dual access, providing both high and low table seating for up to 130 guests. The tasteful décor and existing dance floor offer flexibility—either retaining the floor or replacing it with additional seating. The space is well-suited for a carvery or buffet-style food service. The centrally located bar is ideal for efficient service and would easily adapt to a restaurant layout. The bar comes fully equipped, with the option to purchase fixtures and fittings as part of the lease agreement.

At the rear of the property, there is a small staff changing room, desk area, chiller room, and kitchen with a sink and three-phase power supply. The shared rear yard offers a valuable parking space, highly desirable in this location, as well as bin storage.

The premises have been fully rewired, including the new three-phase power supply to the kitchen. There is potential to add a roof terrace and bar, subject to negotiation. Additional benefits include gas central heating, electricity, and water, all covered by a monthly service charge of £500.

The Lease

Let on a five-year commercial lease from 1st September 2023 . In addition, the lessee contributes towards a third of the building insurance and a £500 service charge for utilities.

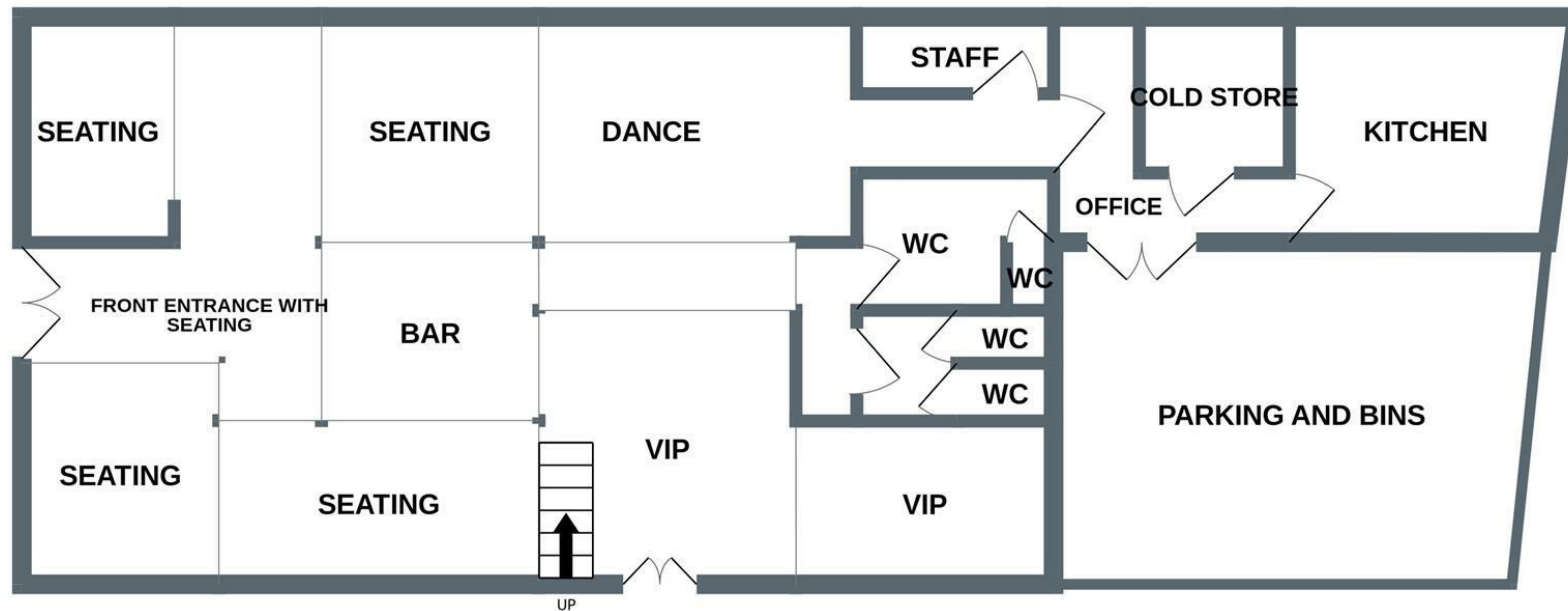
Services

Mains electric, water and drainage can be found at the property, however, we have not verified any of the connections

Viewings

Strictly by appointment only through the Vendors Agent
David Ball Agencies
01637 850850

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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