



For Sale / To Let By Private Treaty Subject to Contract

**HIGH STREET RETAIL PREMISES WITH PLANNING PERMISSION
TO DEVELOP UPPER FLOORS**

107 HIGH STREET, BARNSTAPLE, NORTH DEVON, EX31 1HP

PRICE: Offers invited in excess of £245,000 for the Freehold interest

RENTAL: £15,000 per annum

- Prominent High Street trading location*
- Close to Tesco Express, Halifax and HSBC*
- Ground floor retail unit of approximately 1,000 sq.ft (93 sq.m)*
- Upper floors with planning permission to convert to 2 x residential units and office suite*
 - Suitable for owner occupiers / developers alike*

THE LOCATION

Geographically, Barnstaple sits on the banks of the River Taw near the North Devon coastline. The area enjoys a unique topography with an extensive sandy beach coastline and close proximity to Exmoor National Park. Barnstaple has expanded from its market town origins, to become the area's Regional Centre. Several national house builders are completing residential developments within the town and its suburbs. Commercially the town contains many of the major national retailers and several edge of town developments have been completed. The sustained wealth and growth of the area has been enhanced following the building of the A361 linking North Devon to the M5 at Tiverton. The road network has been further enhanced by the construction of the downstream bridge at an estimated cost of £40m.

THE SITUATION

The subject property is situated within the High Street close to the junction for Boutport Street. There are assorted retail, office and leisure users in the immediate vicinity including Tesco Express, HSBC, Halifax, Fat Face, Reiker as well as strong independent retailers.

THE PROPERTY AND CONSTRUCTION

107 High Street comprises a mid-terrace early 19th century period building with accommodation on 3 floors that was originally a dwelling. The ground floor has been arranged as a shop premises for many years and has most recently been occupied as a bookmakers. The upper floors have not been occupied for many years and are effectively disused. The building is of traditional construction for its period with rendered masonry elevations supporting a pitched natural slate covered main roof. Rear sections of the building could not be seen but are believed to be in fairly poor condition.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest, alternatively our clients would consider rental of the ground floor which would involve the installation of a new shop front to create a self contained entrance to the upper parts.

PLANNING CONSENT

Planning permission was granted in July 2018 for the conversion of the

upper floors to two residential units and office suite, application number 65108, along with Listed Building Consent application 65109. Copy permissions and plans are available from the Selling Agents.

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed, as such an Energy Performance Certificate is not required.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double fronted shop unit, floor area 980 sq.ft (91 sq.m), patrons toilet, kitchen, staff toilets, rear storage of 80 sq.ft (7 sq.m)

FIRST FLOOR

Room 1: 66 sq.ft (6.13 sq.m)
Room 2: 183 sq.ft (17 sq.m)
Room 3: 104 sq.ft (9.7sq.m)
Room 4: 207 sq.ft (19.3 sq.m)
Room 5: 320 sq.ft (29.7 sq.m)
Room 6: 96 sq.ft (8.9 sq.m)

SECOND FLOOR

Room 7: 118 sq.ft (11 sq.m)
Room 8: 280 sq.ft (26 sq.m)
W/C
Room 9: 248 sq.ft (23 sq.m)
Former Bathroom: 169 sq.ft (15.7 sq.m)

The total net internal floor space within the entire premises is approximately; 2,851 sq.ft (265 sq.m). Side entrance with intercom leading to separate external staircase to:-

AGENTS NOTE

The upper floors are derelict, formally used for residential purposes.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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