



**TOWN CENTRE FREEHOLD PROPERTY CONSISTING OF  
2 COMMERCIAL UNITS AND 3 RESIDENTIAL FLATS**

**KNOWN AS**

**9 LITCHDON STREET,  
BARNSTAPLE, NORTH DEVON, EX32 8ND**

## For Sale By Private Treaty Subject to Contract

- Two commercial lock up shop / office units***
  - Three residential units***
  - Rear garden area***
  - Good fully let income potential***
- Close to Barnstaple Town Centre with car parking close by***

**PRICE: Offers are invited in the region of  
£299,950 Freehold**

### **LOCATION**

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, including a vibrant and diverse collection of bars and restaurants for evening footfall. 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 notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

### **THE SITUATION**

9 Litchdon Street is a Grade II listed building set in one of the oldest streets in the ancient market town of Barnstaple. The property has a mixed use configuration as per the attached floor plans showing three separate one bedroomed flats and two commercial letting units together with courtyard and rear garden area. The property is vacant and would make an estimated return of between £2,000-£2,500 per calendar month fully let. Barnstaple is a busy regional centre and this property sits just off the central square.

### **THE PROPOSAL**

Our clients are inviting offers for the Freehold

interest of the entire building currently with vacant possession.

### **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### **VAT**

If applicable, at the prevailing rate.

### **THE ACCOMMODATION** (*comprises*)

#### **SHOP UNIT 1**

Single fronted shop unit

#### **SHOP UNIT 2**

Single fronted shop unit, rear utility area, toilet, first floor workroom / storage

#### **FLAT 9**

Ground floor kitchen, reception room, first floor 2 x bedrooms, bathroom

#### **FLAT 10A**

Ground floor entrance, shower room, first floor bedroom, kitchen / diner, reception room

#### **FLAT 10B**

Ground floor entrance, kitchen, bathroom, first floor bedroom and reception room

#### **OUTSIDE**

Rear garden area patio and lawn



**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

**JD COMMERCIAL,  
42 RIDGEWAY DRIVE,  
BIDEFORD,  
NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**



## Litchdon Street, Barnstaple, EX32

Approximate Area = 2565 sq ft / 238.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2021. Produced for Nancekivell & Co. REF: 751075