



**COMMERCIAL INVESTMENT PROPERTY – PART LET
TO CORAL BOOKMAKERS – UPPER FLOORS VACANT
FORMER SNOOKER HALL AND NIGHTCLUB**

KNOWN AS

**42 BOUTPORT STREET,
BARNSTAPLE, NORTH DEVON, EX31 1SE**

For Sale By Private Treaty Subject to Contract

- *Town Centre premises close to Barclays Bank, car parking and High Street*
- *Ground floor let to Carol Bookmakers on 5 year term from 2022, having been in occupation for 12 years, rental £22,500 per annum*
- *Self-contained first floor 3,360 sq.ft (312 sq.m) consisting of former snooker hall and nightclub, suitable for a wide variety of uses or conversion (subject to PP)*
 - *2 bedroomed flat on second floor*
 - *Business unaffected*

PRICE: Offers invited in region of for £295,000 the Freehold Interest

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

Occupying a highly prominent corner location on Boutport Street and Queen Street. The premises is close to a wide variety of retail, office and leisure operators including Barclays Bank and JD Wetherspoons as well as the Town's Pannier Market and municipal car park within Queen Street. It is also close to the proposed redevelopment entrance from Queen Street car park to Boutport Street. The central location of the subject property means that it is also within close proximity of the Town's High Street.

THE PROPERTY AND CONSTRUCTION

Being of three storey construction under a pitched slate roof with latter extensions to the rear. The ground floor provides a single fronted shop unit let to Coral Bookmakers with a floor area of approximately 1,699 sq.ft

(158 sq.m). The self-contained upper floors offer a wide range of potential uses with extensive floor areas, having formerly been a snooker hall and nightclub. Extending to 3,360 sq.ft (312 sq.m) on first floor plus a 2 bedroom flat on second floor the upper floors have previously been let for £20,000 per annum. It is thought the upper parts could be let for a variety of uses such as social club, fitness and wellbeing, studio space or conversion to alternative uses subject to suitable PP.

THE PROPOSAL

Our client is inviting offers for the Freehold interest with the benefit of the existing tenancies.

TENANCIES

42 Boutport Street, let to Carol Bookmakers, £22,500 per annum, 5 year term 2022, having been in occupation for 12 years.

42a Boutport Street (club and flat), currently vacant, previously let for £20,000 per annum.

LICENCE

The premises does not currently have a Premises Licence.

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)*

42 BOUTPORT STREET

Single fronted ground floor shop unit, 1,699 sq.ft (158 sq.m)

42A BOUTPORT STREET

Self contained ground floor entrance

FIRST FLOOR

3,360 (312 sq.m) former snooker club and nightclub, front section with former bar area and two bay windows, rear section dance floor, function area, toilet facilities and kitchen

SECOND FLOOR

Flat consisting of 2 bedrooms, kitchen, lounge and bathroom



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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