



**URBAN APARTMENT, WORKSHOP, GARAGING AND YARD -
RARE OPPORTUNITY TO PURCHASE WORKSHOP PREMISES
WITH LIVING ACCOMMODATION ABOVE**

KNOWN AS

**THE LOFT, MILL LANE, MILL ROAD,
BARNSTAPLE, NORTH DEVON, EX31 1JQ**

For Sale By Private Treaty Subject to Contract

- ☐ ***Gated entrance and walled yard / parking of 4,500 sq.ft (418 sq.m)***
- ☐ ***Workshop space of 1,993 sq.ft (185 sq.m) currently configured as 2 workshops with 4 roller shutter access doors***
- ☐ ***Workshops with LED lighting, alarm system, toilet facilities, 3 phase electricity***
- ☐ ***Unique accommodation above consisting of 'urban / studio style' 2/3 bedroomed accommodation***
- ☐ ***Specification including underfloor heating (wet system), 4' Celotex insulation, flue for wood / multi fuel stove, fitted kitchen***
- ☐ ***Rare opportunity to purchase workspace and accommodation***
 - ☐ ***Suitable for a wide variety of trades and operations***
 - ☐ ***Proposals invited by midday on 20th June 2025***

GUIDE PRICE: £349,950 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

The property is situated on Mill Lane, just off Mill Road and set back from Rolle Quay, with all three a short level walk from the Town Centre and only few minutes' walk away from the town's High Street. There is a public car park along Rolle Quay. There are a variety of residential and mixed commercial users in the immediate vicinity as well as Barnstaple Town FC and Barnstaple Town Rugby Club.

THE PROPERTY AND CONSTRUCTION

Being a former grain store the property provides unique accommodation and an opportunity to acquire workspace whilst also having living accommodation above. The site is accessed via a pair of double gates with a secure walled yard area suitable for car parking or external storage. The main building is of 2 two storey construction under a pitched corrugated panelled roof with the ground floor providing a workshop of 1,152 sq.ft (107 sq.m), with pedestrian and roller

shutter door. Adjoining the workshop at ground floor level is an additional single storey workshop of 841 sq.ft (78 sq.m) with a pitched corrugated panelled roof. This area has rear fire exit, 3 electric roller shutter doors, LED lighting, electrical sockets, additional lean to store, security alarm, Three Phase Electricity, office, cloakroom and toilet. There are also independent stairs to the first floor from a ground floor entrance lobby to the accommodation above which offers a unique 'urban / studio' conversion consisting of 2-3 bedrooms, main open plan living space and kitchen with walk in closet, balcony, airing cupboard and three-piece shower room. The property was converted by the current owners who utilised it themselves, as such specification includes gas fired underfloor heating (wet system), 4' Celotex insulation, fitted kitchen with integrated appliances as well as a flue for wood / multi fuel stove.

THE PROPOSAL

Our clients are inviting Freehold proposals by midday on 20th June 2025.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

Band D.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION

(comprises)

GROUND FLOOR

WORKSHOP

1,152 sq.ft (107 sq.m) Double glazed

entrance door, roller shutter door, office, LED lighting, door to lean of 111 sq.ft (10 sq.m), cloakroom, toilet, adjoining:-

WORKSHOP

841 sq.ft (78 sq.m) 3 electric roller shutter doors, LED lighting

Double glazed entrance door to lobby and stairs leading to:-

FIRST FLOOR

LOUNGE/KITCHEN/DINER

Double glazed doors to balcony, underfloor heating, flue for wood burner / multi fuel stove, fitted kitchen with integrated appliances, double glazed windows

BEDROOM

MEZZANINE OFFICE / STORE / PLAY AREA

WALK IN WARDROBE

SHOWER ROOM

Double shower, wash hand basin, low level w.c.

MEZZANINE BEDROOM

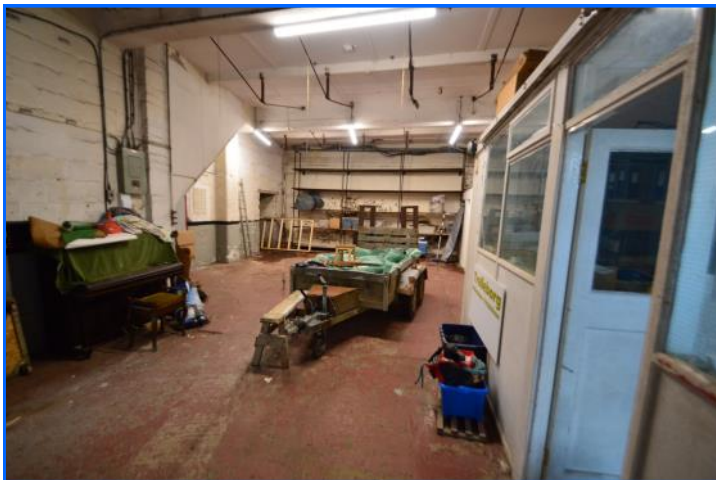
Restricted height at edge

MEZZANINE BEDROOM

Restricted height at edge

OUTSIDE

To the front of the premises is a walled concrete yard area with four access gates. This external area could be utilised for car parking or external storage and is approximately 4,500 sq.ft (418 sq.m). Also available, by separate negotiation, is a Portacabin with electricity.



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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