JAMES DOBLE COMMERCIAL

TOWN CENTRE MIXED COMMERCIAL AND RESIDENTIAL PROPERTY – SUITABLE FOR OWNER OCCUPIER OR INVESTOR

KNOWN AS

5 CROSS STREET
BARNSTAPLE, NORTH DEVON, EX31 1BA

For Sale By Private Treaty Subject to Contract

- ***Town Centre location close to High Street with other occupiers close by including Lloyds Bank, Estate Agents and Solicitors***
- ***Prominent frontage and ground floor window display***
- ***Self-contained side entrance to upper floors consisting of first floor office suite and separate 2 bedroomed flat (let)***
- ***Refurnished flat consisting of 2 bedrooms, kitchen/diner, lounge, shower room all with central heating***
- ***Suitable for owner occupiers and investors alike***
- ***Estimated income if fully let £24,750 pa***

PRICE: Offers invited in region of £235,000 for 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 les) and Torrington (14 miles) are also nearby.

THE SITUATION

The premises are situated on Cross Street, which links to the Town's High Street and the riverside Strand. There are a wide variety of retail, office, service and leisure operators in the immediate vicinity including Lloyds Bank as well as professional services including Estate Agents and Solicitors.

THE PROPERTY AND CONSTRUCTION

The property is of three storey construction with a prominent single fronted office / shop at ground floor and rendered elevations at first and second floors to the front and tile hung upper floor elevation to the rear. To the rear of the building is a single storey extension providing additional

space for the ground floor office / shop premises which has a main office of 996 sq.ft (93 sq.m) and specification including gas central heating, LED lighting and meeting. To the side of the property is a self-contained entrance to the separate office suite and separate flat, with the office suite comprising of 4 offices of 802 sq.ft (75 sq.m) plus kitchen and toilet facilities. The refurbished and centrally heated flat offers 2 bedrooms, kitchen/diner, lounge and shower room.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest, with the benefit of the existing tenancies.

Shop – Vacant, suitable for owner occupier or investor, estimated income £10,000 per annum.
Office – Let for £5,750 per annum, on a 6 year lease term, with Tenant's vacating in December 2026.
Flat - £9,000 per annum, let on an Assured Shorthold Tenancy agreement.

Estimated rent roll, if let, £24,750 pa

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for copies of the Energy Performance Certificates and Recommendation Reports.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION

(comprises)

GROUND FLOOR

Single fronted **SHOP / OFFICE UNIT**
GIA 996 sq.ft (93 sq.m) Incorporating meeting room and office, LED lighting, false ceiling

TOILET FACILITIES

STORE / KITCHEN
With base unit, stainless steel single drainer sink, hot water heater

Self-contained side entrance door off Cross Street to upper floors

FIRST FLOOR

OFFICE SUITE
802 sq.ft (75 sq.m) Consisting of 4 offices plus kitchen and 2 toilets. Specification including intercom door release, electric heating, double glazing

SECOND FLOOR

FLAT
Entrance hallway, gas central heating, kitchen, lounge / diner, 2 bedrooms, 3 -piece shower room with double shower

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
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