

Joy Street, BARNSTAPLE  
£140,000

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Town Centre Freehold Investment Opportunity
- Generally well presented throughout
- Ideal Investment or for Business Owner Occupation

- Two Lock Up Vacant Retail Units
- Two First Floor Flats sold away on long leasehold basis

Tenure: Freehold

An excellent investment opportunity to acquire this two storey mid terrace character commercial property briefly comprising two self-contained lock-up retail units being located along a thriving trading street within the heart of Barnstaple's Town Centre.

You will be also acquiring the Freehold to the whole of the building with the two, first floor flats being sold away on a long leasehold basis. Investors will be drawn to the reversionary interest timescale of the leases due to ever-diminishing years of the leases (refer to legal pack for further information).

Barnstaple is the main town of North Devon and possibly the oldest borough in the United Kingdom and offers a real attraction to new investment and opportunity with lots of ongoing regeneration.

## Accommodation Ground Floor

No 18: Open Plan retail area, office room, storage room. utility area, WC - 55.76sqm (600 SqFt). Trading Area of 81 sqm (878 SqFt).

No 19: Open Plan retail area, utility area, WC - 81sqm (878 SqFt).

## First Floor

Two flats sold away on a long leasehold basis

## Services

Mains Connected Electric and Water.

## Directions

The property is situated in the middle of Joy Street. From the High Street turn into Joy Street by the entrance to Green Lanes Shopping Centre and the property is on your left hand side near to Boutport Street.

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

