



- Lucrative Commercial Investment
- Two Adjoining Lock Up Shops
- Centre Of Popular Village Location
- Large Yard At Rear With Potential

# 10 & 10A Caen Street, Braunton, Devon, EX33 1AA

The property comprises of Two Ground Floor Lock Up Shops currently known as Caen Street cards (10) and Kittiwakes (10a). They form the ground floor part of a two storey building constructed of rendered stone elevations beneath a pitched slate covered roof. Both shops have been extended on the front elevation under a flat felt roof and between the two is a central recess that enables side access for 10a plus a door to the First Floor flat, which is under separate ownership.

To the Western side of the building is a vehicular access to the REAR YARD 44 ft x 40 ft including a Garage/Workshop 19 ft x 24 ft on 2 floors. There is also a Stone-Built Workshop.

Caen Street is a busy throughfare with a good mix of shops and offices and the properties lie on the North side, which along with Exeter Road are the main retailing areas for the large village of Braunton, which stands at the junction of the A361 to Ilfracombe and the B3231 to Saunton and Croyde. Barnstaple is 5 miles distant and is the regional centre of North Devon.

## ACCOMMODATION

### 10 CAEN STREET

#### Net Internal Frontage

#### Shop Depth

33' 0" x 16' 11" (10.06m x 5.16m)

#### Net Retail Area

#### Corridor Store / Kitchen & W/C

### 10A CAEN STREET

#### Net Internal Frontage

#### Shop Depth

23' 0" x 10' 5" (7.01m x 3.17m)

#### Net Retail Area

#### Store

6' 2" x 10' 5" (1.88m x 3.17m)

#### Kitchen

6' 2" x 6' 3" (1.88m x 1.91m)

#### W/C

#### Outside

44' 0" x 40' 0" (13.41m x 12.19m) Access to Rear Yard.

#### Garage/Workshop

19' 0" x 24' 0" (5.79m x 7.32m)

#### Tenancies

The properties are subject to the following leases:-

10 (Trading as Caen Street Cards) is Let on an existing Lease, dated 23rd March 2007 at a rent of £708.33 pcm with the tenant responsible for internal repairs and insurance with the Landlord responsible for external repairs.

10A (Trading as Kittiwakes) is Let on a 3 year Lease, dated 1st December 2021 at a rental of £420.00 pcm with the tenant responsible for internal repairs and insurance with the Landlord being responsible for external repairs. This Lease is excluded from the security provisions of the Landlord and Tenant Act 1954.

#### Lease Details

A new Lease is pending.

#### Rateable Value

10 Caen Street £8,100.

10a Caen Street £4,050.

#### Services

Services: Mains Water, Drainage and Electricity Are Connected To Each Shop.

EPC Energy Rating: 10 Caen Street Rated C. 10a Caen Street Rated C.

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