



- Town Centre Location
- Good Trading Position
- Good Window Frontage
- Letting or Sale

- Ground Floor Sales 820 sq.ft
- Planning Permission for 4 Flats
- First Floor 800 sq.ft

Prominent High Street retail and or development opportunity located in a busy good secondary location. The property comprises of basement ground and first floors. The rear of the first floor, all of the second and third floors are available with planning permission for four flats. The property is very impressive and Grade II Listed.

The retail unit is located in an excellent and busy trading position in the High Street, within close proximity to HSBC, Halifax Building Society, Fat Face and close to Tesco Express in the very heart of Barnstaple's town centre. The premises are highly visible with good window frontage

## THE ACCOMMODATION

Net Frontage 5m (16'5)

Internal Width 5m minimum (16'5) 5.35 max (17.7)

Shop Depth 22.55m (73')

## GROUND FLOOR

Sales Area 86 sqm (930 sq.ft)

## FIRST FLOOR

104SQM (1119 sq.ft)

## BASEMENT LEVEL

Low eaves but useful for storage of non valuable items (428 sq.ft)

## SECOND FLOOR

93 sq.ft (1007 sq.ft)

## THIRD FLOOR

49 sq.ft (583 sq.ft)

## AGENTS NOTE

The property is Grade II Listed

## Terms

The property is available leasehold at a rent of £20,000 per annum. Freehold is also available. All enquiries to John Smale & Co. Guide £225,000.

## Planning

The property benefits from A1 use (retail) on the ground floor but also with A3 (cafe/restaurant) use on the first floor. There has in the past been planning permission granted for four flats on the first, second and third floors. This lapsed in 2009, the planning consent numbers from North Devon District Council were 48397 and 48398. This may be reinstated if a buyer makes their own enquires through North Devon District Council.

## Rateable Value

£18,250.00.

Applicants should check this figure before occupation. The rates will be discussed with the occupation of the tenant. The property is listed so exempt from empty rates payment.

## Tenure

Freehold

## Viewing

Strictly by appointment through the agents John Smale & Co 01271 342000.

## Services

Mains electricity, water and drainage

## Directions

From our office on Cross Street, turn right onto the High Street, just past Fat Face down on the left hand side just before HSBC Bank Plc.

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