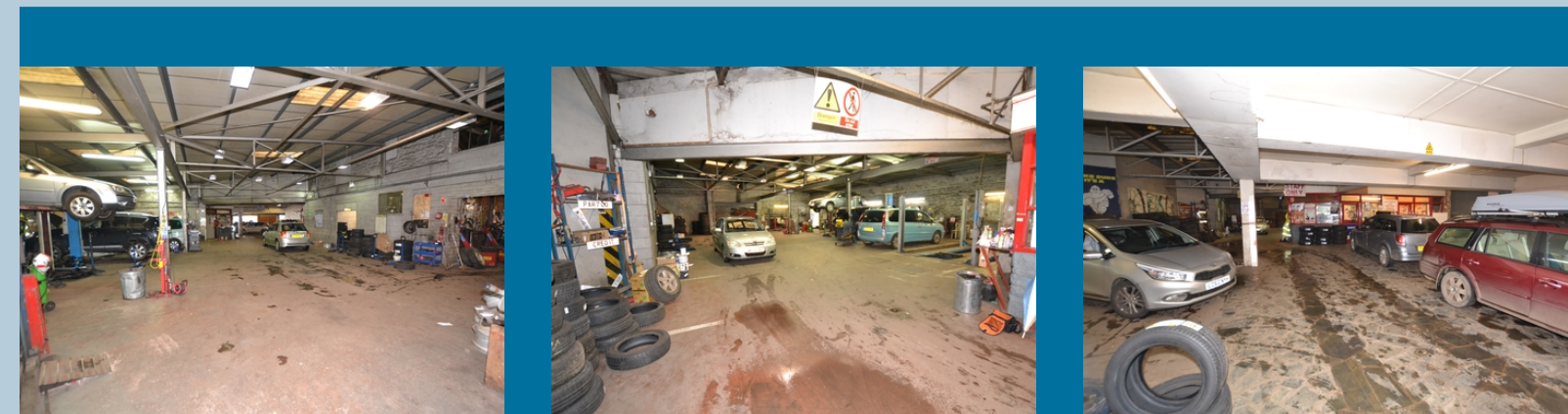




29 Bear Street Barnstaple

- Tyre Depot / MOT Centre
- Existing Well Established Business
- Prominent Location
- Potential for Development (subject to planning)
- Suit Many, Variety of Uses
- Lease or Sale
- 1014 m2 (10,900 SqFt)



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.



Located in a highly prominent trading position in Barnstaple Town Centre. On the corner of Bear Street and Alexander Road, the inner relief road which a main through fayre for traffic passing through the Town. The property is also adjacent to Bear Street Town Centre car park, Very visible to passing traffic and a location well known to local residents. Access is via a large entrance into a large workshop area leading to a further workshop area set up as an MOT area with MOT bays. Storage room and secondary office, workshop and an area previously used as a retail area. Office/reception area. Mezzanine area. The property also benefits form a spacious two bedroom flat directly above the property, with its own entrance and outside area.

Barnstaple is located at the head of the Taw Estuary, near the north coast of Devon, and is approximately 41 miles North West of Exeter.

The town is the Regional Service Centre for North Devon, Torrridge and Exmoor National Park and it is the administrative centre of the North Devon district.

Barnstaple has a residential population of approximately 30,765 people (Source: 2001 Census) which is supplemented during the holiday season with holiday makers and day-trippers. The town has a catchment population within a 12 mile (20 km) radius of approximately 116,103 people (source: Focus Report).

Barnstaple has a comprehensive range of educational, ecclesiastical, cultural, leisure/tourism and shopping facilities, including Park and Pilton Community Colleges, Petroc College, Rock Park, North Devon Leisure Centre, Tarka Tennis Centre, Queen's Theatre, Butcher's Row and Pannier Market, North Devon Museum, Barnstaple Library, a town square and clock tower and Green Lanes shopping.

Distances: Bideford 10 miles, M5 (J27) 35 miles, Exeter 41 miles, Bristol 96 miles

Dimensions and Areas

- Internal Width 22.97m (75' 4")
- Depth Toatal (approx) 37m (121' 5")
- Office: 7.45m x 2.47m (24' 5" x 8' 1")
- Retail: 10.17m x 2.54m (33' 4" x 8' 4")
- Store: 9.17m x 7.8m (30' 1" x 25' 7")
- Mezzaine: 14.71m x 7.37m (48' 3" x 24' 2")

Total Floor Area - 1014 m2 (10,910 SqFt)

The Flat

Available by separate negotiation - Two large bedrooms, lounge, bathroom, outside area. Separate entrance
Gross internal area - 62 sqm (667 SqFt)

The Business

Potential to take over the current business trading as a Tyre Depot and MOT Centre.
Successful profitable business.

Tenure

The business and property are available on a new lease for a term of 6 years with a rent review after 3 years.

Terms

Leasehold: £25,000 per annum offers considered.

Freehold: £575,000 offers considered.

Rateable Value

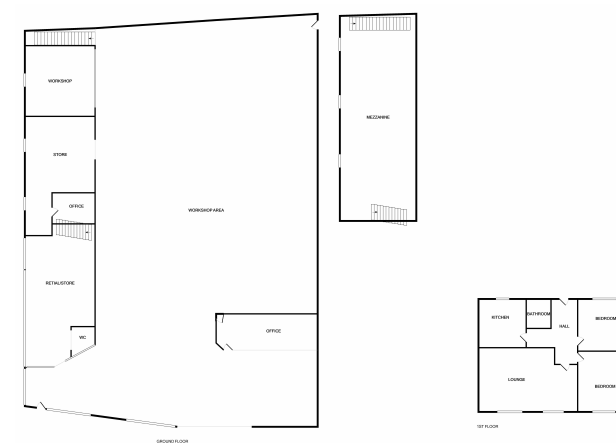
£21,000 and £5,000 as at November 2019.
Current value is 50.4. Applicants should check their rates commitment independently with North Devon District Council. northdevon.gov.uk

Viewings

Strictly by appointment.

DIRECTIONS

Mains connected, Electric, water and drainage.



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