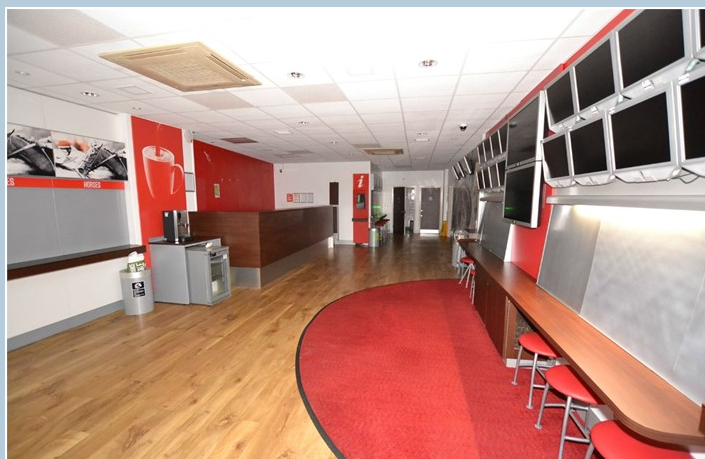


High Street, BARNSTAPLE
£245,000

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Excellent Opportunity
- Grade Two Listed
- Let to MegaBet Plc
- Potential to Enhance Value
- Current Planning to convert upper levels

- High Street Location
- Strong Trading Position
- Potential to Convert Upstairs to Residential
- Also Available now To Let
- Available To Let £15 000 pa

107 High Street, BARNSTAPLE, EX31 1HP

DESCRIPTION

107 High Street comprises a mid-terrace early 19th century period building with accommodation on 3 floors that was originally a dwelling. The ground floor has been arranged as shop for many years and is now occupied by a national betting agency. The upper floors have not been occupied for many years and are effectively disused.

The building is of traditional construction for its period with rendered masonry elevations supporting a pitched natural slate covered main roof. Rear sections of the building could not be seen externally but are believed to be in fairly poor condition.

Planning to convert upper levels and entrance - App no - 65108 & 65109

LOCATION

The property is situated in a good secondary trading position in Barnstaple High Street and to the junction with Maiden Street. Barnstaple itself is North Devon's regional centre with a population circa 31,000 but with a much larger shopping catchment population believed to be in the excess of 150,000. This is due to the town's isolated position some distance from the other main centres of population including Exeter, Taunton and Plymouth. Nearby retailers include; Tesco Express, HSBC, Halifax, Fat Face, Reiker and strong local retailers.

Accommodation

MEASUREMENTS

GROUND FLOOR SHOP

Total Ground Floor Area 980 Sq Ft (91 m2)
Rear storage 80 sq ft (7.4 sqm)

UPPER FLOORS

The upper floors are derelict, formally used for residential purposes.

First Floor:-

Room 1: 66 sq ft (6.13 sqm)
Room 2: 183 sq ft (17 sqm)
Room 3: 104 sq ft (9.7sqm)
Room 4: 207 sq ft (19.3 sqm)
Room 5: 320 sq ft (29.7 sqm)
Room 6: 96 sq ft (8.9 sqm)

Second floor:-

Room 7: 118 sq ft (11 sqm)
Room 8: 280 sq ft (26 sqm)
W/C

Former

Bathroom: 169 sq ft (15.7 sqm)

The total net internal floor space within each building is approximately; 2,851 sq ft (265 sqm).

Available To let

Also available To Let - Rental offers sought in the region of £20,000.

Local Authority

North Devon District Council

Planning Consent

The upstairs area benefits from listed building consent to provide new access to the upper floors with internal alterations to form two permitted development apartments and improvements to frontage rooms. Original consent application number 57549. Full plans are available on email. Please enquire to david@johnsmale.com

Rates

The property has been assessed for rates at a rateable value of £21,750.00.

EPC

The property is listed therefore is exempt from an EPC.

Services

Mains water, electricity and drainage.

Services

Directions

The property is located at the Eastern end of the High Street near Tesco Express, Halifax and HSBC.

Directions

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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.

Email: sales@johnsmale.com Website: www.johnsmale.com

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