



**FREEHOLD TOWN CENTRE OFFICE PREMISES OF
OVER 2,100 SQ.FT (195 SQ.M) WITH SELF CONTAINED
ACCESS TO UPPER FLOORS**

KNOWN AS

**103 BOUTPORT STREET
BARNSTAPLE, NORTH DEVON, EX31 1SY**

For Sale By Private Treaty Subject to Contract

- Ground floor reception office with double frontage*
- Extensive office accommodation providing c. 2,155 sq ft (198 sq m) over three floors with additional self-contained side access to upper floors*
 - Prominent town centre Freehold building*
 - Unused two storey rear building with potential for further accommodation, storage or dwelling subject to P.P.*
- Burglar alarm, fire system, emergency lighting & data cabling*
 - Eligible for 100% small business rates relief*
 - Available due to relocation*

PRICE: Offers invited in region of £239,950 for the Freehold Interest

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

The property is within a Town Centre location between the town's High Street and the main municipal car parking at Queen Street. There are a mixed variety of users in the immediate vicinity including office and

retail, as well as leisure users including Wetherspoons.

THE PROPERTY AND CONSTRUCTION

The main building is of three storey construction with double fronted office reception at ground floor level and rendered elevations above under a pitched slate roof. Throughout the premises, there is a mix of individual office and meeting rooms. Over the three floors the office content extends to approximately 2,135 sq ft (198 sq m) with specification including central heating, carpeting, lighting, kitchen and toilet facilities. There is a rear courtyard area which provides access to a two-storey building which is currently unused but could be used for storage, workspace or additional office accommodation or even residential purposes, subject to PP. There is an additional self-contained entrance to the which gives access to the upper floors and courtyard meaning individual parts can be accessed separately if desired.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Double fronted **RECEPTION OFFICE**
32'10 x 14'5 (10.0m x 4.40m) Double fronted window display, carpet, radiator heating, LED lighting

KITCHENETTE

Base unit, stainless steel single drainer sink

OFFICE 1 / FILING ROOM

13'2 x 12'2 (4m x 3.70m) Window, carpet, radiator heating, strip lighting

OFFICE 2

10'6 x 9'6 (3.20m x 2.90m) Radiator heating, strip lighting, side access door to courtyard

KITCHEN

Side access from Boutport Street to hallway with spotlighting, radiator heating, access to courtyard and stairs to first floor

FIRST FLOOR

Landing with carpet, radiator heating, understairs storage, storage cupboard

BOARD ROOM

17'9 x 13'10 (5.40m x 4.20m) Radiator heating, carpet, triple bay window, store cupboard, uplighters, wrought iron fireplace and surround, 2 x 6 sunken floor sockets, ceiling coving, wainscoting

OFFICE 4

10'0 x 6'9 (3.05m x 2.05m) Radiator heating, strip lighting, carpet, store cupboard

GENTS TOILET

Low level w.c., wash hand basin, boiler

OFFICE 5

15'1 x 10'7 (4.60m x 3.20m) Radiator heating, carpet, strip lighting, window, fireplace and surround

OFFICE 6

9'7 x 8'10 (2.90m x 2.70m) Fireplace with wood surround, carpet, radiator heating, window

SECOND FLOOR

Landing with carpet

OFFICE 7 / STORAGE

17'4 x 13'11 (5.30m x 4.25m) Carpet, radiator heating, strip lighting, recess shelving, cupboard, storage, window, fireplace and surround

OFFICE 8 / STORAGE

8'10 x 6'7 (3.25m x 2m) carpet, radiator heating, shelving

OFFICE 9 / STORAGE

13'5 x 10'4 (4.10m x 3.15m) Carpet, strip lighting, radiator heating, Velux window

AGENTS NOTE

There is a burglar alarm, fire system, emergency lighting and data cabling within the offices.

OUTSIDE

A courtyard area with two storey building under a pitched slate roof with electric and strip lighting. Each floor 21'1 x 9'9 (6.40m x 2.95m).



IMPORTANT NOTICE

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1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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