



**TOWN CENTRE FULLY LET MIXED COMMERCIAL AND
RESIDENTIAL INVESTMENT – RENTAL INCOME
OF £30,920 PER ANNUM – OVER 10% RETURN**

KNOWN AS

**129 BOUTPORT STREET
BARNSTAPLE, NORTH DEVON, EX31 1TD**

For Sale By Private Treaty Subject to Contract

- *Town Centre location close to High Street*
- *Prominent double fronted shop premises – Tenant having been in occupation for 10 years*
- *Shop floor area of circa 1,650 sq.ft (153 sq.m) consisting of showroom space, workroom and storage*
- *2 self-contained flats both with double glazing, gas central heating, phone entry system*
- *Both flats with 2 bedrooms, reception room, kitchen and bathroom*
 - *Total rental income £30,920 pa showing over 10% return*
 - *Inspection recommended*
- *For sale with existing tenancies, business unaffected*

PRICE: Offers invited in region of £299,950 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 located on the part of Boutport Street known as Mermaid Walk and enjoys good pedestrian and vehicle visibility, as well as being a through road for pedestrians and stopping point for many bus services during the daytime and evening. Mermaid Walk adjoins Barnstaple's High Street which contains the usual mix of national and independent retailers.

THE PROPERTY AND CONSTRUCTION

The property is of three storey construction with double fronted ground floor shop frontage and rendered elevations above, under a mainly pitched slate roof. The ground floor provides 1,650 sq.ft (153 sq.m) of retail / office space which is currently used as a fabric and interiors showroom with rear workroom and storage. There is a self-contained entrance to the

residential parts by way of a separate ground floor entrance door (with intercom system) leading to a carpeted hallway with smoke detectors and timed LED lighting. Both flats have double glazing and gas central heating with flat A being 2 bedrooms with fitted kitchen / diner and lounge, Flat B having 2 bedrooms over two floors, fitted kitchen and lounge diner.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest, with the benefit of the existing tenancies.

Shop – Let for £14,000 pa on a 9 year lease term, from June 2017, held on an internal repairing and insuring basis.

Flat A - £8,400 pa

Flat B - £8,520 pa

Total rent roll £30,920 pa

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

Double fronted **SHOP UNIT**

GIA 1,650 sq.ft (153 sq.m) Carpet, false ceiling with recessed strip lighting, incorporating fabric workroom, storage, kitchen and toilet facilities

FIRST FLOOR

FLAT A

Kitchen / diner with eye and base units, worktops, Lounge with carpet and radiator heating, bedroom 1 with carpet and radiator heating, 3-piece bathroom with shower over bath, separate toilet, bedroom 2 with carpet and radiator heating

SECOND FLOOR

FLAT B

Lounge / diner with carpet and radiator heating, washing machine cupboard on landing, separate toilet, 3-piece bathroom, kitchen with eye and base units, worktops, bedroom 1 with carpet and radiator heating. Third floor second bedroom with carpet, radiator heating, Velux window



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

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.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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