

**Commercial Premises, Exeter
Road, Branton, Devon. EX33 2JL**

Status: Let

Price: Confidential Agreement

**Excellent Opportunity to acquire
Commercial Premises in Branton
- £15,750 p.a.**

- 1183 sq ft (110m²)
- Fronting busy A361
- Suit Retail/Office/Catering
- Recently re-furbished
- New lease - No ingoing
- Available immediately

Ref: UW838

SOLE LETTING AGENTS

LOCATION

In a prime trading position in the centre of Braunton adjoining the Co-Op supermarket, this property is thus very well placed for business with both locals and tourists alike. Braunton is regarded as a bustling and vibrant village situated 5 Miles North of Barnstaple and 7 miles from Ilfracombe. The nearby surfing beaches of Saunton, Croyde and Putsborough are easily accessible. Braunton provides a wide range of retail and catering outlets as well as service facilities. The availability of these premises will suit a variety of different trades.

THE PROPERTY

Providing circa 770 sq ft (72 m2) ground floor the premises was most recently operated as a Pizza Restaurant seating 40. Prior to this a retail shop operated from the site. Planning consents for Retail trades, Office use, Food & Drink and Take- Away are all held which will undoubtedly interest a wide variety potential occupiers. A new lease is offered. Annual rent £15,750.

Off the MAIN GROUND FLOOR AREA is a customer cloakroom (pictured), small office and a partly equipped Commercial Kitchen. Prominent fully glazed display frontage, easy access ramp, service entrance (lower ground floor).

Shop 45' x 18' 13.7m x 5.4m 810 74

Kitchen 15' 9" x 11' 7" 4.8m x 3.53m 183 25

Lower Ground 10' 9" x 6' 11" 3.28 x 2.1m 74 7

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property