



**16 Joy Street, Barnstaple, Devon.
EX31 1BS**

Status: Sold

**Price: Confidential Agreement
reached**

**" Barnstaple Town Centre
premises with development
potential"**

- First time on the market in 75 years
- Town centre freehold - Barnstaple
- 2,750 sq. ft. (255m2) over 3 floors
- Potential for many Commercial Uses/Trades
- Development Opportunities (STC)
- Suit owner occupiers/investors/developers

Ref: UW883

" SOLE SELLING AGENTS"

Underwood Warmington are delighted to be appointed SOLE SELLING AGENTS of this centrally located Freehold Commercial Property which is offered for sale for the first time in **75 years** as the owner is retiring.

The salient points of the property are as follows:-

- **Retail premises with potential for many Commercial Uses/Development Opportunity (subject to consents)**
- **Offers for the freehold interest are invited in the region £170,000**
- **Rare opportunity to acquire a freehold interest in this important North Devon Town**
- **Only a few paces from the High Street and the historic Pannier Market**
- **2750 sq. ft. (approx.) (255m2) arranged over 3 ground, first & second floors**
- **Roof terrace (440sq. ft./ 41m2) with potential**
- **Class E Planning Permission (formerly A1)**
- **Potential to convert upper floors to residential (subject to consents)**

LOCATION

Barnstaple is located on the North Devon coast and is the principal retail, business, leisure and cultural centre in the district and plays a strategic role in the provision of health and education services and public administration. It lies 53 miles west of Taunton and 43 miles north east of Exeter. Access to Barnstaple is provided by the A361 North Devon Link Road with connection at Junction 27 of the M5 Motorway.

Barnstaple is a strong market town and tourist centre with around 750,000 visitors each year making it the second most important destination in Devon after the Torbay area. The town has a resident population of 32,000 and retail catchment population estimated in the region of 120,000 within a 20 mile radius of the centre. 76% of this population lives in or around the Taw Estuary between Barnstaple and Bideford.

DIMENSIONS

Exterior double frontage 21' 6" (6.6m)

Interior frontage 18' 6" (5.6m)

Built depth 84' (26m)

Zone A retail space – 368 sq. ft. (34.2m2)

Zone B retail space – 338 sq. ft. (31.4m2)

Zone C retail space – 452 sq. ft. (42m2)

Remaining retail/store – 17.2 sq. ft. (1.4m2)

OVERALL GROUND FLOOR SPACE 1500 SQ. FT. (139M2)

First Floor 750 sq. ft. (70m2)- 5 rooms accessed from 2 x staircases (front & rear of the property).

Second Floor 500 sq. ft. (46m2) - 3 rooms

Roof Terrace 23'5" x 18'9"

PLANNING

Government changes to the Use Classes Order came into effect on 1 September 2020. These premises now fall into the newly introduced, Class E. This will allow use (without the need for planning permission through a "change of use) as a shop, financial and professional services, restaurant/café, offices R&D and light industry, gyms and medical- health services and day centres. clinics, creches, day nurseries etc. Interested parties should consult with North Devon Council at Barnstaple to discuss.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

TENURE

Offered with Vacant Possession

MONEY LAUNDERING COMPLIANCE

In order to comply with UK Money Laundering Regulations 2017, UNDERWOOD WARMINGTON will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and other required documents

ENERGY PERFORMANCE CERTIFICATE

Assessed in band D; copy on request

VIEWING

Viewing can only be carried out with prior notice by contacting :-

Dean Warmington: DD 01271 378 731 M: 07971 830 881 E: dw@underwoodwarmington.com

Website: www.underwoodwarmington.com

