



**37 Bear Street (ground floor),
Barnstaple, Devon. EX32 7BZ**

Status: Sold

**Price: Confidential Agreement
reached**

**An opportunity to acquire the
effective 'freehold interest' (999
year lease) in Barnstaple centre
Commercial Premises with
potential for a number of Uses and
perhaps residential conversion,
subject to consent.**

- Opportunity to purchase freehold (999 yr lease)
- Shop/Office/Studio
- Residential Dev. potential (STC)
- 325 sq. ft. (30m2)
- Suit owner occupier/investor/developer
- May Let
-

Ref: UW894

SOLE SELLING AGENTS

INTRODUCTION

Barnstaple is North Devon's Commercial Centre being a popular and successful market town. Location is excellent for a variety of businesses wishing to be in the heart of the busy town centre core. The town offers a good trading location and with a resident population of approaching 30,000, complimented further by trade from a wide hinterland increasing the catchment area to circa 120,000, enhanced further by its popularity with tourists throughout the year. The region is easily accessible via the A361 (North Devon Link Road) which gives direct access to the M5 motorway at Junction 27 (Tiverton), where there is also an Intercity rail link (Tiverton Parkway) and airports at Exeter, & Bristol.

The premises are located in a well known secondary location easily accessed on foot or via vehicle. There are two large open surfaced car parks at the rear of the property providing 350 car parking spaces. Adjoining traders include hairdresser, take - away, restaurant, a gaming centre, large furniture store, launderette, various offices and a pub.

ACCOMODATION

The premises are arranged over ground floor only and provide the following approximate net internal floor areas

Ground Floor

Gross External Frontage	9'	2.8m
Internal Width	8' 6"	2.6m
Shop Depth	34'	10.5m
Overall ground floor space	325 sq. ft. (30m2)	
WC & Small storage area	8'10 x 3' (2.5m x 0.9m)	

DESCRIPTION

A striking red brick frontage with slate step, fully glazed with modesty panels, interior down-lighters and 'light well', laminate flooring and useful matting entrance, rectangular stainless steel sink feature, Dado AC and telephone trunking, including USB charge points, smartly decorated in white.

The premises are likely to suit a number of business uses (previously retail), subject to any required planning permission (if required) Interested parties are advised to contact North Devon

Council Planning (01271 388 288) to discuss uses they may have in mind. Potential may also exist (subject to consent) for conversion to a residential 'studio style' flat.

With the above in mind, we consider that the availability of this property will be of interest to owner occupier, investors and developers alike.

PRICE

Guide price £44,500 (999 year lease). Effective 'freehold' Our clients may also consider letting the premises to a suitable tenant, terms to be agreed.

TERMS

The property will be purchased on a 999 year lease

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

VAT

All figures quoted are exclusive of VAT. The property is not subject to VAT on the purchase price

COSTS

Each party to be responsible for their own legal costs incurred in the transaction

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.

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

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

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.

Any description of information given should not be relied upon as a statement of representation of fact or that the property or its services are in good condition. Neither Underwood Warmington (nor its Joint Agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

The photographs show only certain parts and aspect of the property at the time they were taken.

Any areas, measurements or distances given are approximate only.

Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by an intending purchaser





