

Lot 9, 42 High Street, Barnstaple,

Devon EX31 1BZ

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Prime High Yielding Retail Investment with First Floor Development Opportunity

www.acutus.co.uk

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Property Information

Prime High Yielding Retail Investment with First Floor Development Opportunity

- Shop let to Waterstones Booksellers Limited
- Shop lease renewed in 2020 (Previous rent £79,000 pax)
- Vacant first floor with separate entrance from front (1,170 sq ft)
- Potential to convert first floor to 1 x 2 bed and 1 x 1 bed flats (subject to consents)
- Prime trading location between the two entrances to Green Lanes Shopping Centre
- Nearby retailers include Primark, Superdrug, Boots the Chemist, JD Sports, Costa Coffee, WHSmith and Next

Lot

9

Auction

16th February 2023

Rent

£65,000 per Annum Exclusive
plus Vacant first floor

Sector

High Street
Retail/Residential/Development

Status

Sold Prior

Auction Venue

Live Streamed Auction

Location

Miles 38 miles north-west of Exeter, 45 miles west of Taunton
Roads A39, A361, A377, M5 (Junction 27)
Rail Barnstaple Railway Station
Air Exeter International Airport

Situation

The property is situated in the heart of the town centre, between the two entrances to Green Lanes Shopping Centre which benefits from over 400 car parking spaces. Nearby retailers include Primark, Superdrug, Boots the Chemist, JD Sports, Costa Coffee, WHSmith and Next.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a well configured shop arranged on the ground floor with a first floor separately accessed from the front. The property benefits from rear access for servicing.

VAT

VAT is applicable to this lot.

Planning

The vacant first floor might lend itself to alternative use including residential, subject to obtaining the necessary consents. For all enquiries please contact North Devon Council (www.northdevon.gov.uk) (Telephone Number: 01271 327711)

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	237.45	(2,556)	WATERSTONES BOOKSELLERS LIMITED (1) (t/a Waterstones)	5 years from 16/01/2020	£65,000
First	Former Retail	108.69	(1,170)	VACANT (2)	-	-
Total		346.14	(3,726)			£65,000

(1) Waterstones trade from over 280 bookshops in the UK (www.waterstones.com)

(2) See Planning

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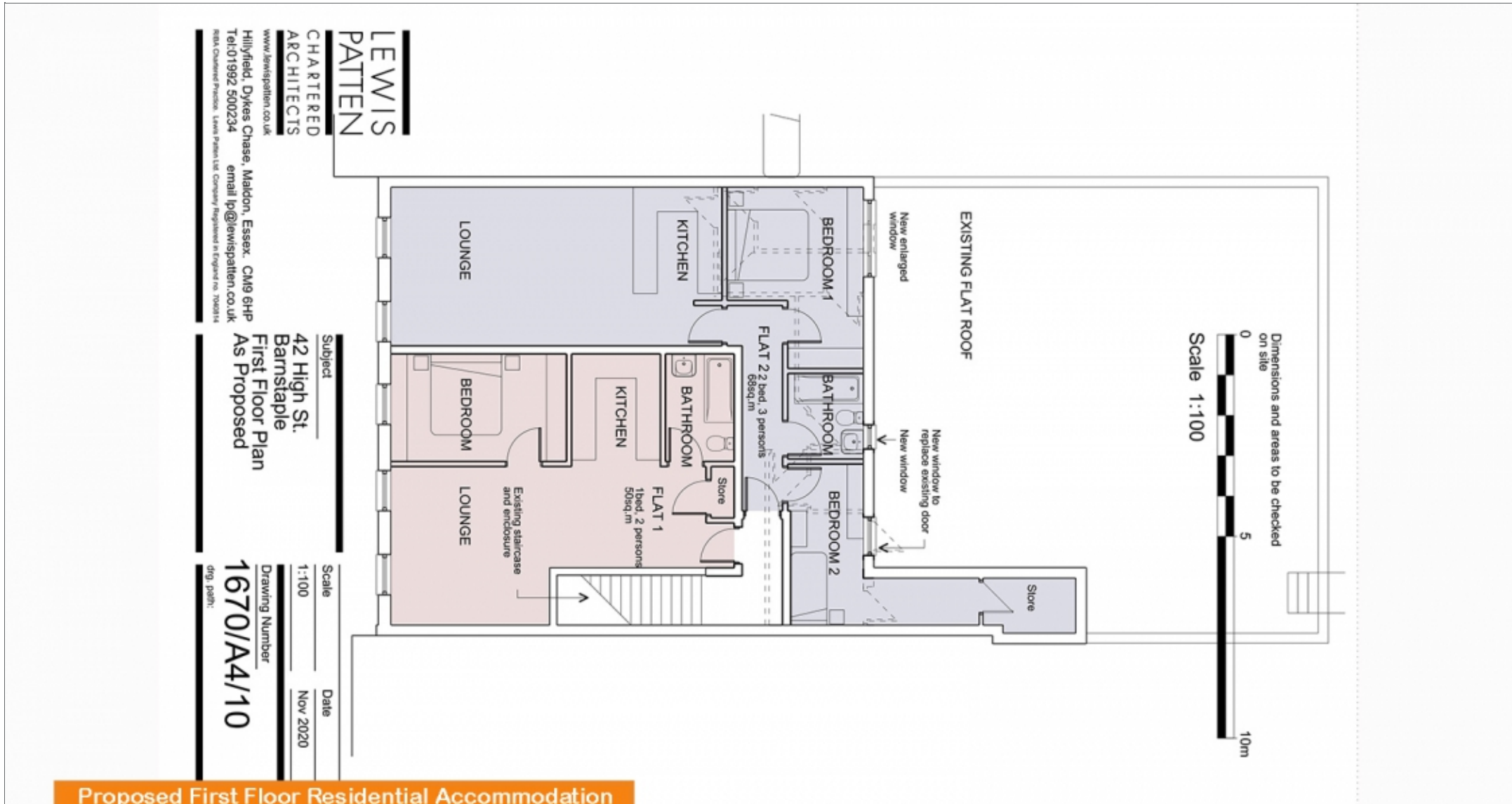
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View along High Street

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September 2020

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