BRITTON PROPERTY

Investment For Sale

76 High Street
Barnstaple, Devon, EX31 1HX



Attractive Town Centre investment
Let to TG Jones Retail Holdings Ltd t/a TG Jones
****Rent: £65,000pa – Let at full rent. Unaffected by Restructuring Plan****
Expiry: 30th March 2030
Price: O/O £535,000

Location

Barnstaple is the main commercial, administrative and economic centre of North Devon and a popular tourist destination on the North Devon coast, approximately 34 miles northwest of Exeter. The town is located on the A361, which provides a direct link to the M5 Motorway and the A377 to Exeter. Barnstaple Railway Station provides regular rail services to Exeter (1 hour 10 minutes fastest).

The property is situated on the west side of the High Street, close to its junction with Joy Street. Occupiers close by include Costa, Accessorize, Marks & Spencer, Cex, O2, Mountain Warehouse, Café Nero, Trespass and JD Sports amongst many others

Accommodation

The property is of traditional construction and occupies a prominent position on High Street. The property is arranged over two floors, with the ground floor accommodating a substantial retail area forming the majority of the space.

The upper floor currently includes a large storage space, offices and staff facilities. The property benefits from rights of access to a rear service area and has a goods lift which provides access from the ground floor to the first floor storage area.

The premises extend to the following approximate areas:

Ground Floor: 4,647 sq ft / 431.7 sqm
First Floor: 4,136 sqft / 384.29 sqm

Tenancy

Let to TG Jones Retail Holdings Ltd Ltd until 30th March 2030 on a FRI lease at a passing rent of £65,000pa.

Price

Offers over £535,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

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Viewing strictly by appointment with BRITTON PROPERTY -

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Important Notice

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