



LEISURE +  
COMMERCIAL  
SELECTION

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## 73/74 BOUTPORT STREET

Barnstaple, Devon, EX31 1SR

FREEHOLD

**£299,950**

**Barnstaple investment. Ground floor shop let at £14,000 per annum, first floor office circa 536 sq ft, second floor spacious 2 bedroom apartment and to the top floor there are two store rooms. Sound mixed commercial and residential investment.**

EPC Rating F



PERFECT BUSINESS SENSE

## LOCATION

The premises occupy a busy town centre trading position located at the southern end of Boutport Street, close to the junction with the main High Street. The premises adjoin Young's toy shop on one side and hairdressers on the other and are close to the Royal and Fortescue Hotel. The premises have a long frontage on to Boutport Street and the benefit of a separate staircase to the upper floors.

Barnstaple is North Devon's regional centre with a host of shopping facilities and supermarkets and a regional railway station leading to Exeter and the main network. The town has a population in excess of 27,500 inhabitants and serves the local rural community with the hinterland having a population of over 127,000 inhabitants.



## THE PREMISES

The premises comprise of a ground floor shop of approximate measurements 59'8" max depth x 23'2" max width. The upper floors are accessed from a side entrance hall with a communal staircase to the 1st floor and a self-contained office. To the 2nd floor there is a 2 bed self-contained spacious apartment and to the top floor, 2 spacious rooms considered for further conversion to an apartment, subject to obtaining the usual planning consents.

## TENURE

The ground floor shop is now let at a rental of £14,000 p/a on the basis of a lease, details of which are to be made available to seriously interested parties. The 1st floor offices are vacant however the passing rent previously achieved was around £3,000 p/a. The 2nd floor self-contained 2 bed apartment is currently vacant but has previously been let for a rental in the region of £595 pcm. The 2 top floor rooms are currently vacant but could easily be converted to a 1 or 2 bed flat, subject to planning consents to provide a further supplementary income.



## KEY FEATURES

- Mixed commercial and residential investment
- Busy trading position
- Ground floor shop
- First floor offices
- Second floor 2 bedroom apartment
- Further two rooms to the top floor
- Near to Wells Street which leads to the Bus Station



### Energy Performance Certificate Non-Domestic Building



75/74 Routhport Street  
BARNSTAPLE  
EX31 1SR

Certificate Reference Number:  
0720-0630-2712-5582-1000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document. Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

133 This is how energy efficient the building is.

#### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 345.1  
Building complexity (NDS level): 3  
Building emission rate (kWh/m<sup>2</sup>/year): 105.43  
Primary energy use (kWh/m<sup>2</sup>/year): 623.55

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
31 If newly built  
91 If typical of the existing stock

## ROOM SIZES

### GROUND FLOOR SHOP

39'8" (12.1) (39'8" (12.1))  
maximum depth x 23'2" (7.06)  
(23'2" (7.06)) maximum width

1st floor kitchen/office, stainless steel sink unit and access to the 2 cloakrooms. Separate door leads to communal entrance and communal stairs to 1st floor with a self-contained office briefly comprising:

### FIRST FLOOR

#### OFFICE SUITE

#### MAIN RECEPTION

8'4" x 9'4" (2.54m x 2.84m)

#### KITCHEN

6'7" x 6'6" (2m x 1.98m)

#### STAFF CLOAKROOM

#### OFFICE ONE

14'3" x 16'4" (4.34m x 4.98m)

#### OFFICE TWO

11'9" x 12'10" (3.58m x 3.9m)

#### OFFICE THREE

8'2" x 14'6" (2.5m x 4.42m)

### STAIRS TO SECOND FLOOR

### SELF-CONTAINED FLAT

#### LOUNGE

12'8" x 13'7" (3.86m x 4.14m)

#### BEDROOM ONE

15' x 16'5" (4.57m x 5m)

#### BEDROOM TWO

9'9" x 10'4" (2.97m x 3.15m)

#### KITCHEN

15'9" x 9'7" (4.8m x 2.92m)

#### UTILITY ROOM

8'7" x 15'4" (2.62m x 4.67m)

Leading to separate shower and WC.

### STAIRS TO TOP FLOOR

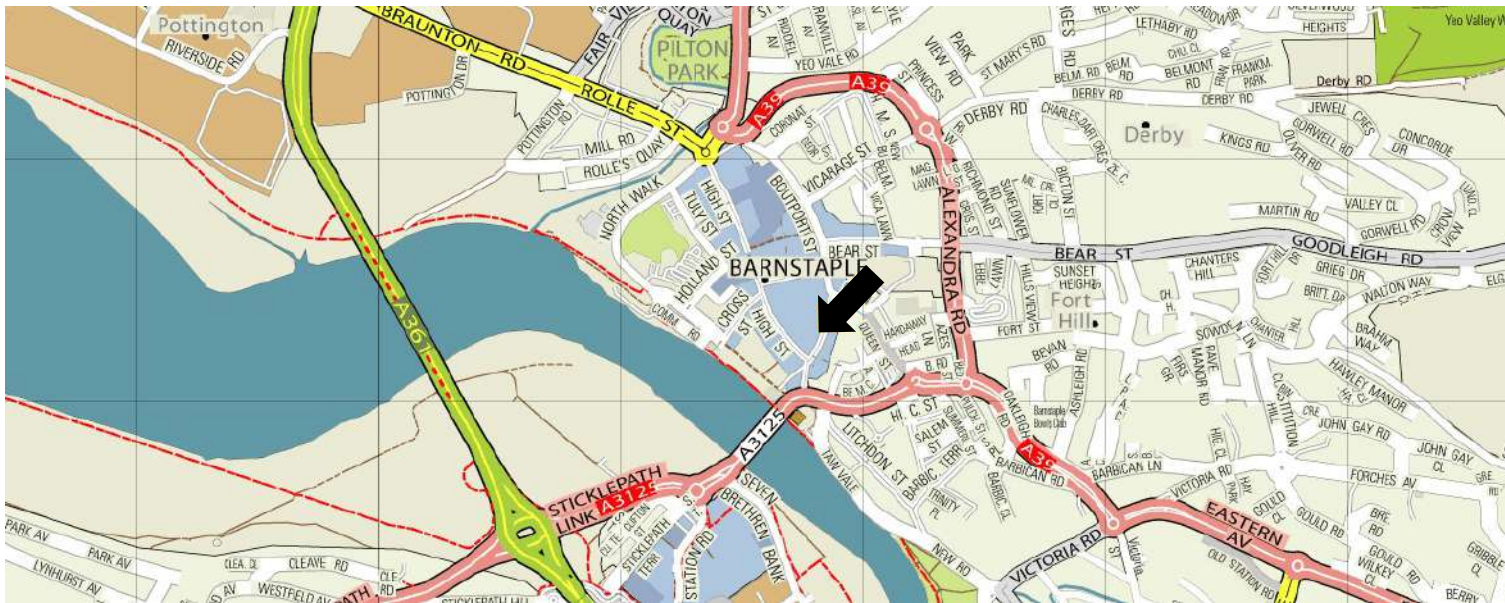
#### ROOM ONE L-Shaped.

15'6" x 25'1" (4.72m x 7.65m)

#### ROOM TWO

15'6" x 8'9" (4.72m x 2.67m)

Irregular shaped. Entrance to roof space.



### AGENT'S NOTES

The premises will be offered for sale with the ground floor shop, first floor offices and flat above. We understand that the property is in a conservation area.

### SERVICES

Mains electricity, water and drainage.

### RATEABLE VALUE

Shop - £13,250 Offices - £4,300 UBR, as of April 2019, 50.4p in the £ Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000.

### VIEWING

Strictly by appointment through the selling agent.

### VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

### WEBBERS DO NOT JUST SELL HOUSES

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### WANT TO KNOW MORE?

We recognise that buying a property is a big commitment and, therefore, recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding.

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.ukradon.org](http://www.ukradon.org)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.nesltd.co.uk](http://www.nesltd.co.uk)
- <http://list.english-heritage.org.uk>



**webbers**

To view this property call  
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### COMMERCIAL OFFICE

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### Open:

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PERFECT BUSINESS SENSE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - [www.webbers.co.uk](http://www.webbers.co.uk)