



To let /
Possibly
for sale

Former Co-operative food premises, Upcott Avenue,
Pottington Business Park, Barnstaple, EX31 1NH

Approx: 15,681 sq ft / 1,457 sq m ground floor plus ancillary
plant rooms and first floor

Overall site area (including buildings): approx: 1.14 acres
(0.46 hectares)

Viewing by prior appointment
with Andrew Hosking

Well located on popular Business Park

(01392) 202203

Level tarmac surfaced car park for approx: 90 vehicles

andrew@sccexeter.co.uk

Flexible lease (or may sell)

Location

Barnstaple is the principle town of North Devon and has a resident population of in the region of 25,000 but with a far wider catchment population.

It is located approximately 48 miles north west of Exeter via the A361 North Devon Link Road which links directly to the M5 Motorway at Junction 27, around 35 miles to the south east.

Description

The property primarily comprises a two span former Co-operative food store unit with front ancillary welfare/office space and plant rooms.

Partly steel sheet clad to external elevations and with part block walls, the main roof areas have been overclad with steel sheet cladding in recent years.

The site and premises and prominently located on Upcott Avenue within close proximity of the main road linking Barnstaple and Braunton.

Established occupiers nearby include Jewson, Magnet, Greggs and Howden with Barnstaple Nissan being opposite.

Accommodation

(All dimensions and areas have been calculated on an approximate gross internal basis).

Ground floor

Front plant/refrigeration area (not measured).

Front welfare block

Comprising locker room, ladies and gents w/cs
Overall: 427 sq ft / 39.67 sq m.

Main area

101'4" x 101.8" plus 56'4" x 14'6" plus 43' x 3'6"
30.9m x 30.99m plus 17.17m x 4.43m plus 13.09m x 1.06m
11,274 sq ft / 1.047.5 sq m.

Rear storage/offices/loading/ancillary

Overall: 3,980 sq ft / 369.8 sq m.

Total approx ground floor area (excluding plant/refrigeration area and lean to): 15,681 sq ft / 1,457 sq m.

First floor offices

Comprising staff room and comms room/office overall 346 sq ft approx (32.1 sq m).

Site

We have calculated the overall site area from Promap as being approximately 1.14 acres (0.46 hectares).

The car parking area within this is approx: 0.55 acres (0.22 hectares).

Lease Terms

The site and premises are available as a whole on a new flexible lease to be agreed between the parties; terms upon request.

Consideration can also be given to a suitable split of the premises.

The landlord may also consider a sale of the whole site and premises.

Planning

It is considered that the premises are suitable for a wide range of uses subject to planning if required including retail, warehouse, trade counter and leisure.

All enquiries should be directed to North Devon District Council planning department. Tel: 01271 388288.

Services

Mains electricity, water, drainage and gas are all connected.

Rates

We are informed by the Valuation Office Agency web site that the premises are currently assessed as follows:-

Rateable value: £118,000
Rates payable 2019/20: £59,472

NB: The current assessment is "shop and premises" and, on any change of use, this would be reassessed.

Energy Performance Certificate (EPC)

An EPC has been prepared and the assessment is (D/80).

VAT

VAT will be applicable to the rental or sale price.

Legal Costs

The parties are to be responsible for their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk

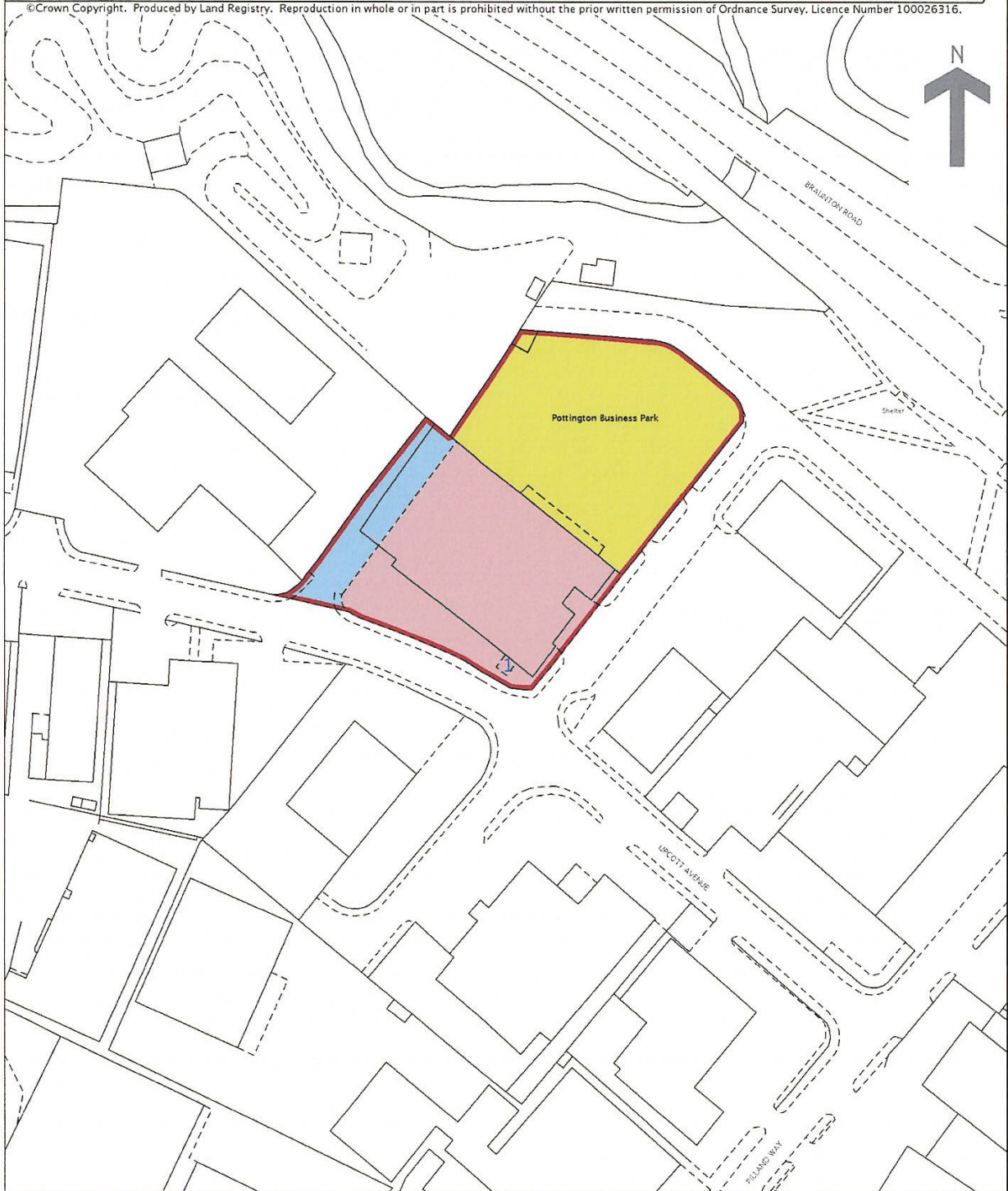


Land Registry
Official copy of
title plan

Title number **DN210594**
Ordnance Survey map reference **SS5433NE**
Scale **1:1250**
Administrative area **Devon : North Devon**



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy is incomplete without the preceding notes page.



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.