

HUDSON & CO.

FORMER SILVER STREET MOTORS PREMISES

**SHOWROOM, OFFICES
WORKSHOP & PARKING
VERY PROMINENT POSITION
BARNSTAPLE**



**Two Rivers Industrial Estate, Braunton Road,
Barnstaple, EX31 1JY**

Very prominent position adjacent other dealership premises

Suit a number of alternative uses

Showroom (5 car) and ancillary 2807 sq ft

First floor offices: 2417 sq ft & Workshop: 2,656 sq ft

Display/Parking Circa 30 spaces

Flexible Terms/Competitive Rental

TO LET

01392 477497

Former VW Dealership, Braunton Road, Barnstaple, EX31 1JY

LOCATION: The property occupies a very prominent position, fronting Two Rivers Industrial Estate, on the busy Braunton Road, the main route entering Barnstaple from the north. Barnstaple is the largest town in North Devon, and is the home of North Devon District Council. The town has developed as an important retailing centre and has a resident population in the order of 47,000, with a combined catchment population in the order of 97,000.

DESCRIPTION: The property comprises a 2 storey detached building with facing brickwork under a profile steel roof. On the ground floor the 5 car showroom benefits from extensive glazing as well as glazed vehicle access doors, and benefits from a mainly tiled and in part carpeted floor with ancillary offices adjoined and a former parts store with up and over loading door to the rear. An imposing staircase gives access to the first floor accommodation that is arranged as mainly open plan offices with some areas of storage. There are ample toilet and washing facilities. Behind the showroom is a detached workshop building of steel portal frame construction with roller shutter loading doors, and to the front and side of the site is a tarmac surfaced parking forecourt with good frontage to Braunton Road.

ACCOMMODATION:

The accommodation comprises the following approximate areas:

Showroom Building

GROUND FLOOR	Showroom	260.78 sq m	2,807 sq ft
FIRST FLOOR	Offices / Stores	224.54 sq m	2,417 sq ft

Workshop Building

GROUND FLOOR	Workshop	246.84 sq m	2,656 sq ft
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Display Parking 20 plus spaces

All areas are approximate

SERVICES: The premises are connected to mains water, drainage, electricity and gas. Heating is by a gas-fired central heating system.

TERMS: The premises are available on a new lease on flexible terms and at a competitive rental. Full details on application.

RATING: Description: Car Showroom & Premises / RV: £39,000

EPC: Band D

PLANNING: The premises have been used in conjunction with the adjoining workshop as a VW Car Dealer for many years. Being mainly of open plan configuration the premises would suit various alternative uses encompassing offices and retail subject to a satisfactory planning permission. Prospective occupiers should address their planning enquiries to:

North Devon District Council Tel: 01271-327711

COSTS: Each party will be responsible for their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment with the joint sole agents:

HUDSON & Co of Exeter Tel: 01392 477497 / Email: info@hudsoncom.co.uk

Contact: **DAVID EDWARDS / SUE PENROSE**

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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