



# Pretoria Vaults Okehampton EX20 1AR



**Guide Price - £450,000**



Changing Lifestyles

01837 500600



# Pretoria Vaults, Okehampton, EX20 1AR

Positioned in a prominent location in the centre of Okehampton, this substantial commercial property offers a rare and exciting opportunity for both investors and developers.



- Central Okehampton Location
- Over 6,900 Sq Ft Of Space
- Fully Licensed Nightclub
- Three Spacious Floors
- Large Dance Floor & Bar
- Multiple WC & Utility Areas
- Planning In Progress For Flats
- Eight Proposed Residential Units
- Mix Of 1 & 2 Bedrooms
- Great Investment Potential
- Freehold
- EPC - C



Positioned in a prominent location in the centre of Okehampton, this substantial commercial property offers a rare and exciting opportunity for both investors and developers. Spanning an impressive total floor area of approximately 6,939 sq ft (644.5 sq m) and arranged over three expansive floors, the property is currently operating as a fully licensed and active nightclub.

The ground floor is the beating heart of the current commercial use, housing the main nightclub venue. This space is fully fitted and operational, featuring a large open-plan dance floor, stage and bar area, with additional seating zones and WC facilities. The interior retains a modern industrial vibe with exposed brickwork, metal support columns and a mix of timber and tiled flooring. The venue is fully licensed and has become a well-established part of the town's nightlife, offering an exciting opportunity for someone looking to continue or expand the business.

In addition to the main entertainment space, the lower and upper floors provide further flexibility. The lower ground floor includes generous ancillary areas, WC facilities, a lobby, and utility/storage rooms. The second floor mirrors the scale of the ground floor, offering a vast open-plan layout which could continue as ancillary space or lend itself to further commercial uses, such as co-working spaces, a creative studio, gym, or community venue (subject to any required permissions).



However, for those seeking a longer-term investment or development project, there is considerable potential to reimagine the building. The current owners are in the process of submitting a planning application for conversion into 8 high-quality residential flats, with a proposed layout that includes a mix of one and two-bedroom units, centred around a private courtyard space. The indicative plans reflect compliance with national space standards and demonstrate excellent design, making this a highly attractive proposition for developers seeking a prime town centre conversion project.

The building occupies a highly convenient location within walking distance of Okehampton's wide range of shops, amenities, and public transport links. The town itself acts as a gateway to Dartmoor National Park and benefits from excellent connectivity via the A30 dual carriageway and the recently reinstated railway link to Exeter, making it increasingly desirable for commuters and residents alike.

Whether you are looking to take on an established nightlife venue with a ready customer base, or to invest in a centrally located development opportunity with planning potential - this impressive and versatile building presents a rare chance to acquire a landmark freehold asset in one of West Devon's most popular towns.

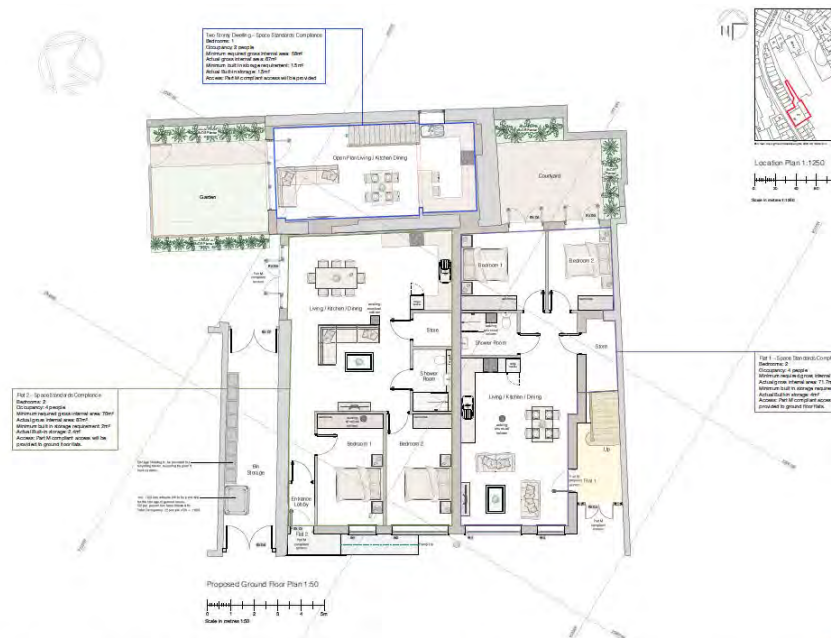


# Changing Lifestyles

Nestled on the northern edge of Dartmoor, Okehampton is a charming Devon market town that blends rural beauty with modern convenience. Often called the "Gateway to Dartmoor," it is surrounded by rugged moorland and rolling countryside, making it a haven for nature lovers and outdoor enthusiasts.

The town offers a vibrant community atmosphere and a wide range of amenities. Alongside independent shops, cosy cafés, and a historic market, Okehampton also has several supermarkets including a Waitrose. The recently reopened Okehampton railway station offers direct train services to Exeter, connecting residents and visitors to the wider region with ease.

Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, Okehampton offers an ideal lifestyle with the wild beauty of Dartmoor right on its doorstep.



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the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

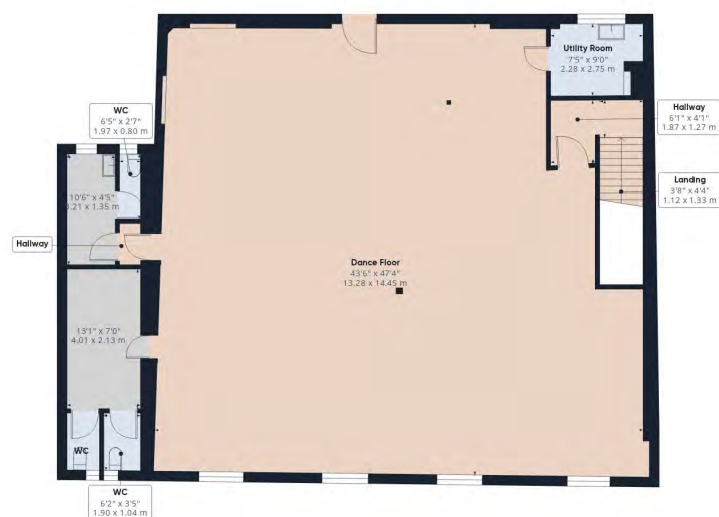
Scan here for  
our Virtual Tour:





Floor 0

Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

6939 ft<sup>2</sup>

644.5 m<sup>2</sup>

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