



Bond
Oxborough
Phillips

Changing Lifestyles

25 Newport Road
Barnstaple
Devon
EX32 9BG

Guide Price: £195,000 Freehold



Changing Lifestyles

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25 Newport Road, Barnstaple, Devon, EX32 9BG

- FREEHOLD OPPORTUNITY - BUSINESS UNAFFECTED
- A MIXED COMMERCIAL & RESIDENTIAL BUILDING
- Ground Floor double-fronted retail unit with kitchenette, toilet & rear stockroom
- First Floor 1 Bedroom flat with Lounge / Diner, Kitchen, Bedroom & Shower Room
- Second & Third Floor maisonette with Lounge / Diner, Kitchen, Bathroom, Bedroom, additional Lounge, workspace & storage area
- The Freehold interest is offered for sale, including the benefit of existing tenancies with a total rental income of £20,960 per annum
- EPC: E
- Council Tax Band: A



FREEHOLD OPPORTUNITY - BUSINESS UNAFFECTED

RETURN ON INVESTMENT IS 11.08%

Prime mixed Commercial & Residential property in Newport, a sought after area near Barnstaple Town Centre.

This 4-storey mixed Commercial and Residential building, including an Attic Room, is constructed under a pitched slate roof and benefits from a single-storey rear extension. The extension provides additional storage for the retail unit and a separate entrance for the residential flats.

The Ground Floor features a double-fronted retail unit offering 403 sq. ft (37 sq. m) of sales space. The unit is equipped with a kitchenette, toilet, and rear stockroom, with a separate rear access point for added convenience.

Above the shop are 2 self-contained flats:

Flat 1 (First Floor): A 1 Bedroom property with a Lounge/Diner, Kitchen, Bedroom, and Shower Room.

Flat 2 (Second and Third Floors): A spacious maisonette comprising a Lounge/Diner, Kitchen, Bathroom, and Bedroom on the Second Floor, with the Third Floor offering an additional Lounge, workspace, and storage area with dual-aspect windows.

To the rear of the property, there is a small yard.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.

SALE DETAILS

The Freehold interest is offered for sale, including the benefit of existing tenancies.

Retail Unit: Let at £6,500 per annum on a 3-year lease starting May 2024, with a tenant's break clause after 18 months.

Flat 1: Let at £7,320 per annum.

Flat 2: Let at £7,800 per annum.

Freehold for sale with existing tenancies, generating £21,620 annual rental income.

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

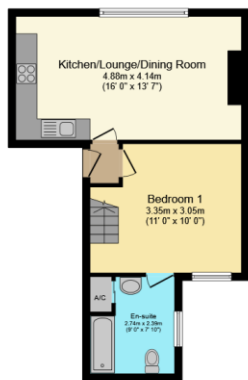
The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

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Ground Floor
Floor area 67.7 m² (729 sq.ft.)



Flat 1
Floor area 45.0 m² (485 sq.ft.)



Flat 2
Floor area 39.4 m² (424 sq.ft.)



Flat 2
Floor area 20.2 m² (218 sq.ft.)

TOTAL: 172.3 m² (1,855 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From our Barnstaple Office, head south on Boutport Street onto Queen Street. At the roundabout, take the 1st exit onto Belle Meadow Road, and straight at the next roundabout, taking you onto Barbican Road. At the next roundabout, take the 2nd exit onto Victoria Road. Turn left onto Newport Road, where you will see the shop 'Partylicious & Balloons' and the 2 flats situated above

What3Words: shades.backed.soon

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.