



FLEXIBLE RURAL RETAIL/SHOWROOM/OFFICES OPPORTUNITY

WAYTOWN FARM

KENTISBURY, NORTH DEVON EX31 4NS





OFFERS INVITED LEASEHOLD

- * Main roadside location * Suitable for variety of retail/office uses **
- * Significant flow-past of traffic **
- * Up to 2500 sq ft * Extensive parking **
- * Storage/warehousing also available * Available immediately **

THE SITUATION

Located on the main A399 between Combe Martin and Blackmoor Gate, the premises benefits from a high degree of chance and passing trade. This is the main Tourist route into the locality and skirts the edge of Exmoor National Park.

THE PROPERTY AND CONSTRUCTION

The premises were converted from traditional farm buildings around 8 years ago which involved complete re-development throughout. Attractive stone elevations beneath pitched and slated roofs. Many relevant features remain such as large beams, A frame trusses etc with the complimentary fit-out including slate flag flooring, extensive tiling and uPVC cladding to the prep and sales areas, double glazing etc. The ground floor comprises the 3 main retail/office areas (c.1800 sq ft) with c.750 sq ft office and mezzanine to the first floor.

THE PROPOSAL

Available by way of new negotiable lease terms with all proposals invited based upon £4.80 per sq ft.

THE ACCOMMODATION

Double glazed front door to **RECEPTION AREA** 13'10 x 21' having slate flagged floor and ornamental fireplace.

TOILETS

Separate Ladies and Gents toilets

GROUND FLOOR (c.1800 sq ft)

High vaulted double height ceiling with A frame roof trusses, tiled and slate flagged flooring, stairs to:

MEZZANINE

30' x 15' overlooking main retail area and having A frame roof trusses and eaves storage.

FIRST FLOOR OFFICE

15' x 21' A frame roof trusses and eaves storage.

OUTSIDE

To the front of the property is an extensive parking and turning area. Storage and warehousing facilities are available if required.

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