

Barnstaple - 42 Boutport Street, Devon EX31 1SE  
Free-of-Tie Former Nightclub/Bar with Flat to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Barnstaple - 42 Boutport Street, Devon EX31 1SE

## Free-of-Tie Former Nightclub/Bar with Flat to Rent



### Property Features:

- Comprises large former nightclub/bar at first floor with 2-bedroom owners flat at second floor
- VAT is NOT applicable to this property
- Available from 18<sup>th</sup> June 2025 on a new lease with flexible terms
- Landlord may be open to a short rent-free period to allow the right tenant to get into this property and get the business up and running prior to full rent becoming payable. Subject to contract and passing suitable referencing.
- Barnstaple is the main commercial, administrative and economic centre of North Devon and a popular tourist destination on the North Devon coast
- The property is situated in the heart of the town centre with occupiers nearby including Coral, Barclays, Estate Agents, Halfords Autocentre, Barnstaple Market and large public car park.



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### Property Description:

Comprises large former nightclub/bar at first floor with 2-bed owners flat at second floor. The property is accessed from ground floor entrance, situated on the main retail parade, providing the following accommodation and dimensions:

First Floor: 340 sq m (3,650 sq ft)

Open plan bar/nightclub, cellar, storage, office, wc`s

Second Floor: 91 sq m (980 sq ft)

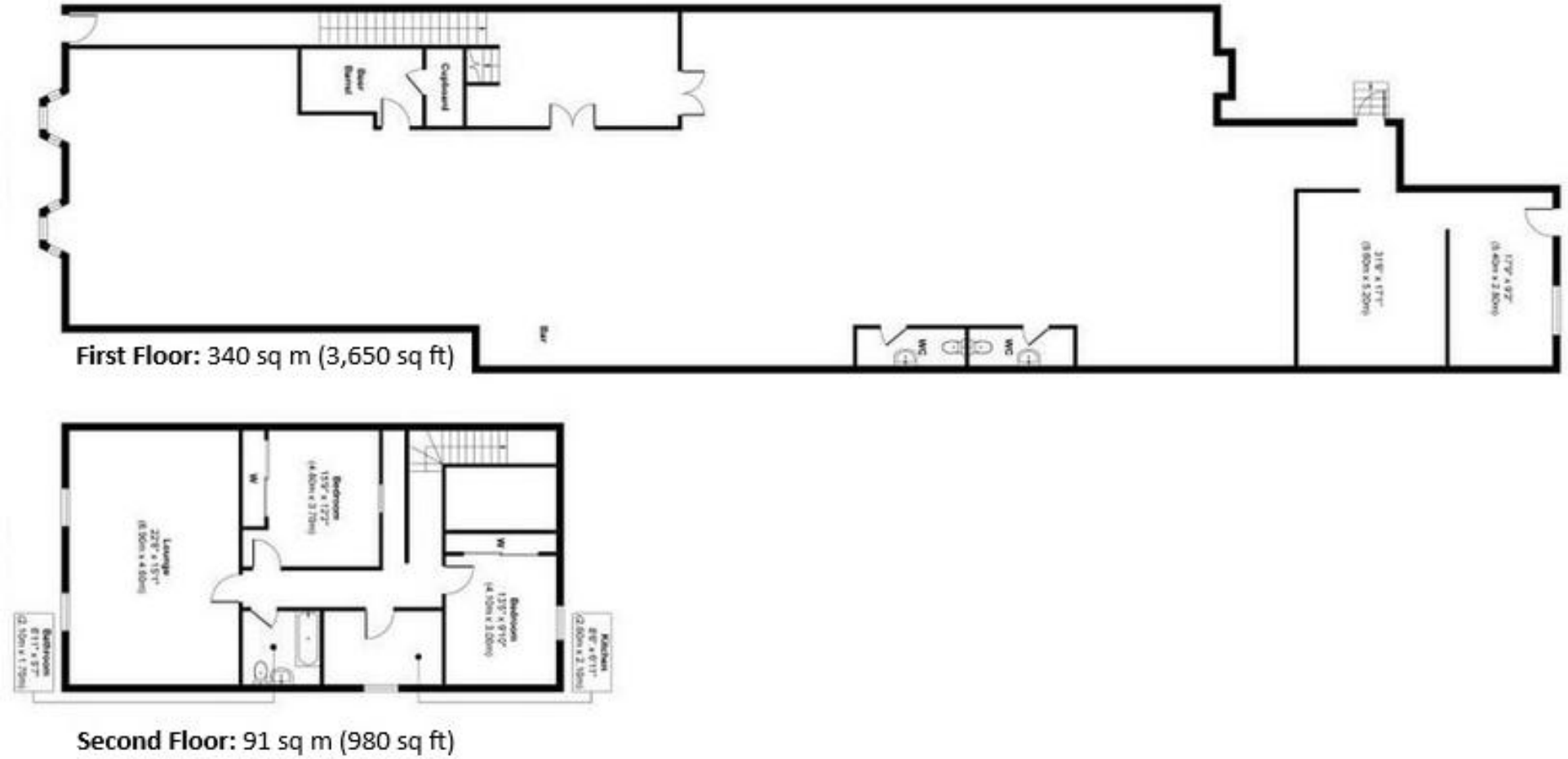
2 Bedrooms, kitchen/living, bathroom

Total GIA: 431 sq m (4,630 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £461.54 per week (PCM: £2,000)

Rent Year 2-3: £576.92 per week (PCM: £2,500)

Deposit: £6,000 (3 Months)

### Rateable Value:

Rateable Value - £7,700 p.a.

Rates Payable - £0\*

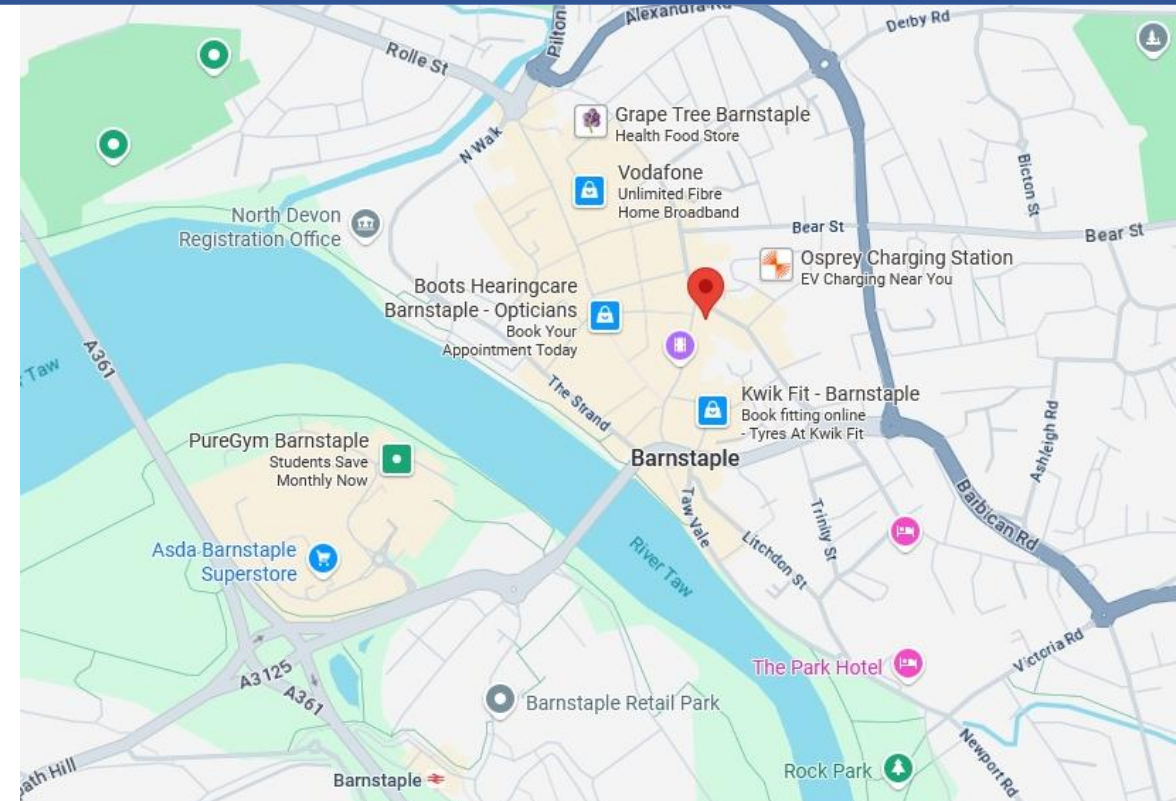
\*Note - Small business rates relief available (subject to terms)

### EPC:

Certificate and further details available on request.

### Location:

Barnstaple is the main commercial, administrative and economic centre of North Devon and a popular tourist destination on the North Devon coast, approximately 34 miles north-west of Exeter. The town is located on the A361, which provides a direct link to the M5 Motorway and the A377 to Exeter. Barnstaple Rail Station provides regular rail services to Exeter (1 hour 10 minutes fastest). The property is situated in the heart of the town centre with occupiers nearby including Coral, Barclays, Estate Agents, Halfords Autocentre, Barnstaple Market and large public car park (1 min walk).



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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