

HUDSON & Co

Rare & Interesting Opportunity

Centre of Barnstaple

POTENTIAL DEVELOPMENT OPPORTUNITY

1.40 acres (0.57ha)



County Vauxhall Dealership Site
Newport Road, BARNSTAPLE, EX32 9BA

Level Site with Extensive Road Frontage / Display

Large range of Showroom & Workshop Buildings (20,494 sq.ft)

Quality Residential Location close to River Taw

Short Walking Distance of Rock Park & Town Centre Amenities

Available end of September 2021

Vendors will consider Unconditional / Conditional Proposals

FOR SALE / TO LET

01392 477497

County Vauxhall Site, Newport Road, Barnstaple, Devon EX32 9BA

LOCATION:



The property occupies a prominent position with extensive frontage to Newport Road, close to Barnstaple Town Centre. Newport Road was once the main route into Barnstaple from the east before the construction of the North Devon Link Road and now carries much lower volumes of traffic. The character of the immediate area is quality residential with attractive Georgian terraced properties lying adjacent the property. The River Taw, the Tarka Trail and the popular Rock Park are within a short walk of the property. Barnstaple is the capital town of North Devon, lying on the scenic River Taw, and is a popular retail and visitor destination, with a resident population of just over 32,000, and serving an extensive catchment.

DESCRIPTION: Occupying a level irregular shaped site of approx. 1.40 acres, the property is currently operated as a car dealership with an extensive range of showroom and workshop buildings, in all forming a gross floor area of approx. 20,494 sq.ft, with associated car display areas. To the back of part of the site is a secure compound. A previous fuel forecourt was removed and decommissioned some years ago.



The current occupier / tenant of the property, County Garage Group, are relocating to their main dealership site when the lease expires at the end of September 2021.

ACCOMMODATION: *(All areas are approximate)*

The site encompasses various buildings that have been used to house a number of dealerships, and more recently as a substantial used car operation. The buildings are of varying age and would suit a multitude of uses for either single or multiple occupation with the benefit of an extensive road frontage affording prominent visibility / display as well as ample parking. To the back of the site a bridged link over the brook accesses a secure compound

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Car displays:	131 spaces		
Former Kia Premises:	Ground Floor	827sq.ft	76.86sq.m
	First Floor	1,294sq.ft	120.26sq.m
Parts Warehouse	Ground Floor	3,003sq.ft	279.09sq.m
	Mezzanine	702sq.ft	65.24sq.m
Workshop		2,969sq.ft	275.93sq.m
Former Vauxhall Showroom	Ground Floor	2,702sq.ft	251.11sq.m
	First Floor	2,702sq.ft	251.11sq.m
TOTAL AREA:		20,494sq.ft	1,904.65sq.m
Rear Compound (25 spaces)		3,985 sq.ft	370.35 sq.m

SERVICES: We are advised that all mains services, including a 3-phase electricity supply, are either connected or are available to the property.

RATES: We have consulted the VOA website who confirm that the property has the following assessment:

Assessed as: **Car Showroom & Premises**
Rateable Value: **£74,500**

PLANNING: The property has been used as a car dealership for many years and has no recent planning history. Adjoining uses are predominantly residential. The property borders the Newport Conservation Area, the boundaries of which are outlined in the plan below. The site lies within Flood Zone 3a.

Conservation Area Mapping 4



Useful link outlining Newport Conservation Area:

<https://www.northdevon.gov.uk/media/299561/newport-appraisal-low-res.pdf>

Interested parties should address their planning enquiries to the local planning authority, North Devon District Council

Tel: 01271 327711.

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EPC: The buildings have been assessed with an Energy Performance Rating of D.

TENURE: Freehold

TERMS: The property is For Sale and possession is available from the end of September 2021. Our clients are also happy to consider development proposals on both an unconditional and subject to planning basis.

Alternatively, our clients would consider letting the property either as a whole or in part. Full details on application.

COSTS: Each party to bear their own costs in connection with this transaction.

VIEWING &

FURTHER INFORMATION:

Strictly by prior appointment with the joint sole agents:

HUDSON & Co.

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JD JAMES DOBLE COMMERCIAL

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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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