

Picture to Follow

Offices Suitable for Other Uses **TO LET/FOR SALE**

Police Headquarters, Youngs Drive, Pilton, Barnstaple, Devon, EX31 1QL

- Accessible location within a large catchment area.
- Versatile building suitable for leisure, healthcare, childcare, church, convenience store and other commercial uses subject to planning.
- Potential to extend building. Plot ratio only 13%.
- Also suitable for residential development, conversion to key worker accommodation, HMO or flats.
- 9,052 sq ft, predominantly open plan and 42 parking spaces.

Rent: £80,000 per annum. Guide Price: £1,200,000.

Location

The property is situated in Pilton, a predominantly residential area on the northwestern edge of Barnstaple's town centre, just off the A38 (north road) and within a few minutes' walk of North Devon District Hospital.

Barnstaple is North Devon's principal regional centre, having a resident population of approximately 30,000 and a large catchment population extending to the majority of North Devon. Barnstaple is 45 miles northwest of Exeter and 9 miles east of Bideford. It is principally accessed via the North Devon link road (A361) via Junction 27 of the M5 motorway and is particularly busy in the Summer months attracting tourism visiting the North Devon coastline.

Description

This detached two storey building sits on a site of 1.25 acres (0.498 hectares). Since 1982, it has been occupied by the Devon & Cornwall Police Authority, providing predominantly open plan accommodation that has been partitioned internally to suit their requirements.

Internally, the building has two stairwells at each end, the ground floor benefitting from a good sized entrance hall, male and female WCs, shower rooms and a kitchen/mess room. The first floor is within the front half of the building, the rear of the ground floor having a particularly good floor to ceiling height, offering flexibility for assembly and leisure uses. The accommodation has suspended ceilings with predominantly Category II light fittings, double glazed windows, raised floors and centrally heated.

A large car park to the front provides 42 spaces whilst there are extensive landscaped areas to the sides and rear, offering scope for extension of the building and further parking. The developed plot ratio is only circa 13%.

Planning

Whilst planning consent will be required, we believe this particularly adaptable property has potential for a number of uses, including the following:-

- Gym, dance hall, fitness centre.
- Conference, music and meeting facility.
- Place of worship.
- Health centre, clinic and medical.
- Childcare, day nursery, crèche or day centre.
- Education or training centre.
- Retail, particularly convenience store, restaurant or public house.
- Hotel, boarding or guesthouse.
- Residential, key worker accommodation or HMO.

Accommodation

We calculate the floor areas to be as follows:-

First Floor	295.70 sq m	3,183 sq ft
Ground Floor	545.20 sq m	5,869 sq ft
Total	840.90 sq m	9,052 sq ft

Services

Mains electricity, including three phase, water, gas and drainage are connected.

Business Rates

The valuation office website shows the rateable value to be £60,000 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment to the rating assessment.

Energy Performance Certificate

The property has an Asset Rating of BLANK.

Terms

The property is available as follows:-

To Let: A new full repairing and insuring lease for a term by arrangement at £80,000 per annum exclusive.

For Sale Freehold: £1,200,000.

Viewing

Strictly by appointment with sole agents:-

Duncan Brown and Joseph Hughes

Greenslade Taylor Hunt, 9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: duncan.brown@gth.net / joseph.hughes@gth.net



Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

