



FOR SALE RETAIL INVESTMENT

7-8 High Street

Barnstaple, EX31 1BG

Ground floor retail unit with 1F offices and storage – 2,150 sq. ft net approx. (199.76 m2).

JD JAMES DOBLE COMMERCIAL
ALL ENQUIRIES
01237 424053
www.jd-commercial.co.uk



Location

7–8 High Street is centrally located within the prime retail area of Barnstaple town centre, North Devon's principal commercial hub.

The property occupies a prominent position on the main high street, benefiting from strong pedestrian footfall and close proximity to Barnstaple Pannier Market and Green Lanes Shopping Centre.

Barnstaple serves a wide North Devon catchment and is well connected by road and rail. The A361 North Devon Link Road is approximately 1 mile to the south, providing direct access to the M5 motorway at Junction 27, which is around 40 miles to the east.

A361



1 mile south

M5

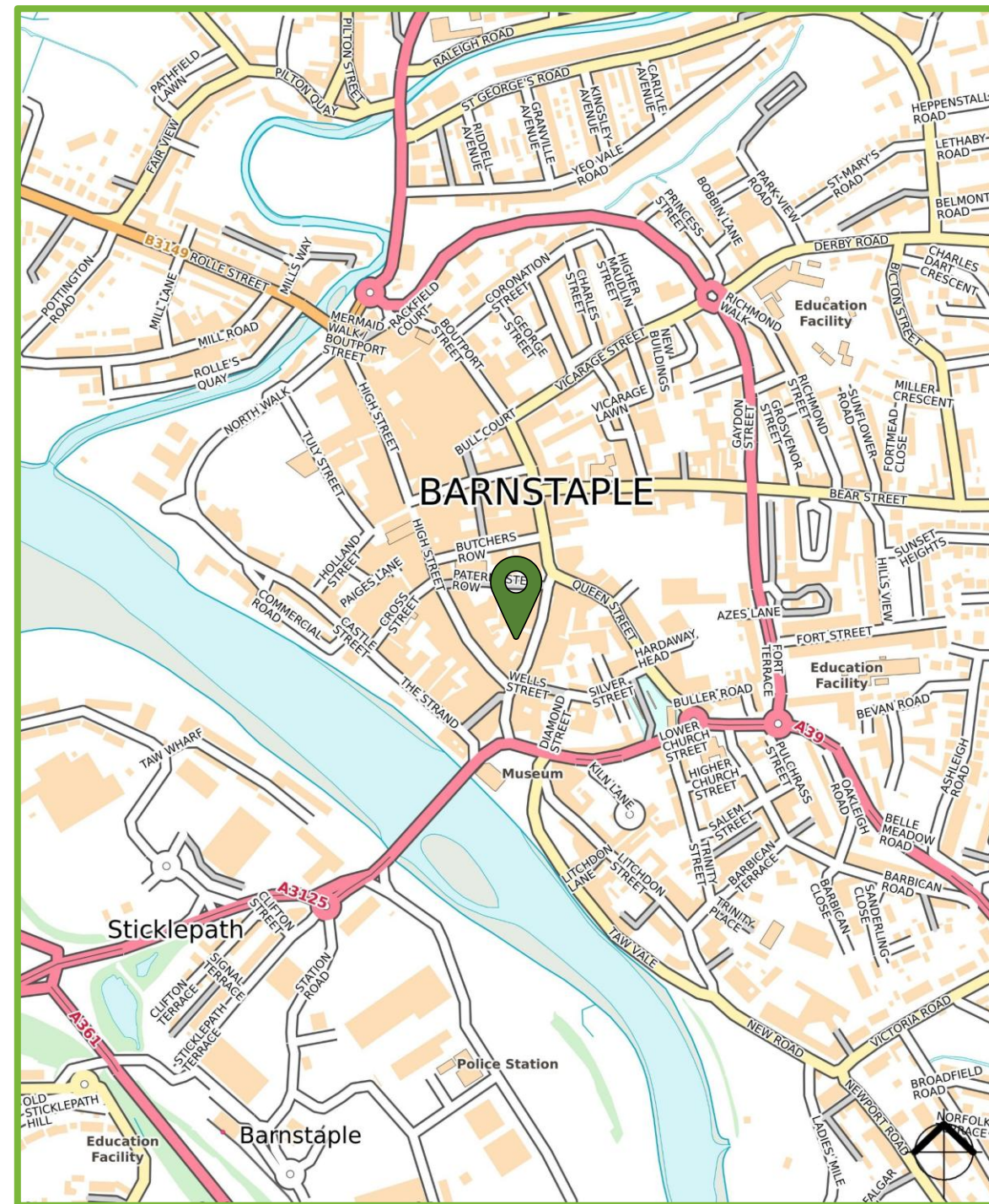


40 miles east

Exeter



40 miles



Accommodation

Description

The property comprises a well-established retail unit, arranged over ground and first floor levels.

The ground floor provides a prominent and largely open-plan retail space, benefitting from glass frontage onto the High Street.

The first floor offers a combination of ancillary accommodation including offices and storage areas, and can be accessed via the store, or via a separate entrance on the High Street.

Parking

The accommodation does not include parking, but a number of public car parks are available within short walking distance, including Green Lanes Shopping Park which is only 2-3 minutes away and Barnstaple Centre Car Park which is a 4–5-minute walk away.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	sq m
Ground floor	1,314	122
1 st Floor	837	77.76
TOTAL	2,150	199.76

Investment



High street frontage



Glazed shopfront



Retail



Kitchenette



WC facilities



Tenure | Tenancy | Covenant

Tenure

The property is offered on a Freehold basis.

Tenancy

Let to Frame Warehouse UK Ltd on a 15-year FRI lease from 01/10/13 expiring 30/09/2028.

The current rent passing is £18,500 per annum, reflecting £8.60 per sq ft.

Covenant

Frame Warehouse UK Ltd (Company no. 04713645) is an established retail business and has been trading since 2003.

The business is rated 53 “Low Risk” on CreditSafe, with a net worth of £72,392 at 31/12/2024.

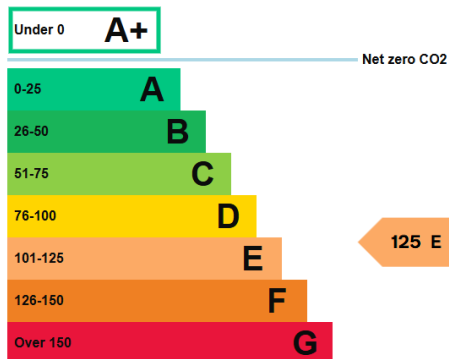
The company has reported the following headline financial results:

Year Ending	31/12/2024	31/12/2023	31/12/2022
Shareholders' funds	£72,392	£98,490	£93,353

EPC | Data Room | VAT | Proposal

EPC

This property has an EPC rating of 125E. A copy of the certificate is available in the data room.



Data Room

Access to the data room is available on request.

VAT

The property is elected for VAT, and it is therefore anticipated that the transaction will be treated as a transfer of a going concern (TOGC).

Proposal

We are seeking offers in excess of £185,000.

This reflects a net initial yield of 9.79%, assuming the purchaser's costs of 2.18%.

Alder King Investment Calculator

<https://www.alderking.com/investment-calculator/>

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH
www.alderking.com



Danielle Sendra
01392 353 080
07827 841 902
dsendra@alderking.com



Noel Stevens
01392 353 080
07974 156 869
nstevens@alderking.com

AK Ref: DS/102550 **Date:** 05/2026 **Subject to Contract**



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RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king
PROPERTY CONSULTANTS

