



## MIXED COMMERCIAL & RESIDENTIAL INVESTMENT FOR SALE

**66 & 67 NEWPORT ROAD**  
NEWPORT, BARNSTAPLE, NORTH DEVON EX32 9BG

**PRICE: OIRO £150,000 FREEHOLD**

*Edge of town centre location*  
*2 shop units with flat above*  
*Flat let on AST (shops vacant)*  
*Development opportunity*  
*Rear garden & Garage*  
*Services : All mains connected*

#### THE SITUATION

The property is situated within the popular Barnstaple suburb known as Newport. Park Secondary School and Newport Primary School are close by. There are a variety of retailers in the immediate vicinity and a high level of passing/chance trade.

#### THE PROPERTY AND CONSTRUCTION

##### COMMERCIAL:

Number 66 comprises a shop unit of c.380 sq ft together with rear servicing of c.220 sq ft and toilet.

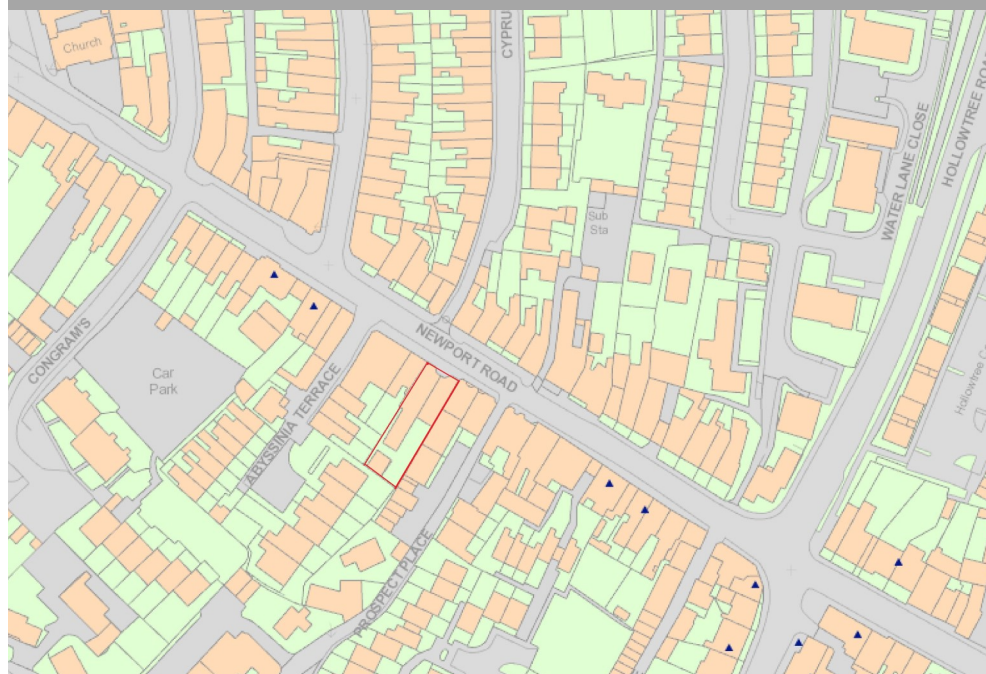
Number 67 comprises a split level shop unit of c.510 sq ft together with single storey extension extending to c.550 sq ft with kitchenette and toilet.

##### RESIDENTIAL:

66A comprises a 2 bedroom maisonette (both single bedrooms), en-suite shower room, large front to back lounge and kitchen/dining room. 66A extends to c.1000 sq ft and occupies the first floors of 66 and 67 Newport Road. To the rear is a garden (primarily to the rear of 66 Newport Road) extending to around 70 ft and containing a block built and rendered garage.

#### THE PROPOSAL

Our clients are inviting offers based upon £150,000. It should be noted that the flat is subject to an assured shorthold tenancy at £5,330 per annum. The shops are vacant.



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