

# Regent House, Queen Street Barnstaple, Devon EX32 8RR

lot 22

## Substantial Town Centre Office Opportunity

- Four storey office building totalling approximately 30,180 sq ft
- Benefits from on-site car parking for 75 cars
- Prominent town centre location
- Asset Management Opportunities and Residential Redevelopment potential (subject to consents)

Vacant Possession



On Behalf of **VALAD**

### Location

Miles: 38 miles north-west of Exeter  
45 miles west of Taunton  
Roads: A361, A39, A377, M5 (Junction 27)  
Rail: Barnstaple Railway Station  
Air: Exeter International Airport

### Situation

Regent House is situated in a prominent corner position on the east side of Queen Street at its junction with Hardaway Head in the heart of Barnstaple town centre. The property is immediately opposite Barnstaple Bus Station and the town's main retailing offer is a short walk away. Other nearby occupiers include Post Office Distribution, Job Centre Plus and the adjacent Queens House Business Centre.

### Description

The property comprises a four storey office building arranged over ground and three upper floors. The office accommodation benefits from suspended ceilings with recessed lighting, raised floors, comfort cooling on the upper floors and two passenger lifts. Additionally, the property benefits from on-site car parking to the rear for 75 cars, providing a parking ratio of 1:415 sq ft.

### Tenure

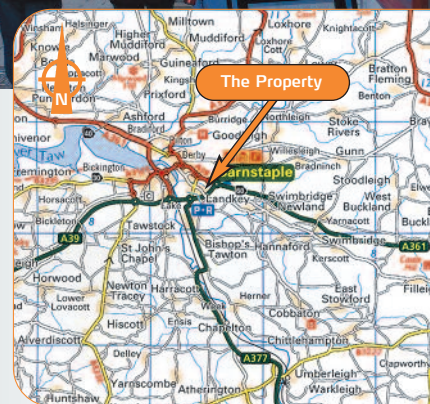
Long Leasehold. Held from North Devon District Council for 125 years from 29th November 1989 at a peppercorn rent. The car parking to the rear is held on a supplementary co-terminus lease.

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acutus.co.uk



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	641.17 sq m	(6,902 sq ft)	<b>VACANT POSSESSION</b>
First	Office	745.97 sq m	(8,030 sq ft)	
Second	Office	751.10 sq m	(8,085 sq ft)	
Third	Office	665.50 sq m	(7,163 sq ft)	
<b>Total</b>		<b>2,803.74 sq m</b>	<b>(30,180 sq ft)</b>	

NB. The areas stated are provided by Pure Real Estate Services Limited dated 29th January 2016 but are not warranted. Accompanying floor plans and measured survey are available within the legal pack.

### For further details please contact:

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### Buyer's Legal Report Service

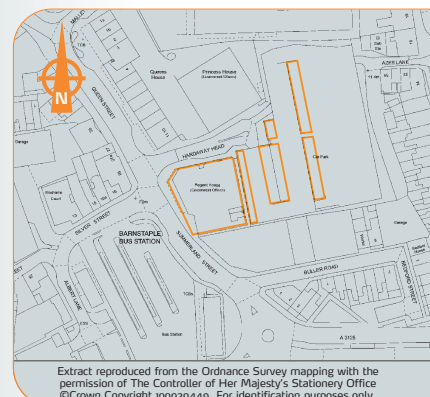
**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Associate Auctioneers:

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### Seller's Solicitors:

**Trowers & Hamlin LLP**  
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