



76 High Street, Barnstaple, Devon, EX31 1HX

Prime Trading Location

- High Volumes of Passing Footfall
- Full building
- 8,783sq ft
- Held on F.R.I Lease To TG Jones
- Expiry March 2030
- Passing £65,000p.a.x.
- Price £850,000

LOCATION

Barnstaple is the largest town in North Devon, southwest England, often regarded as the administrative and commercial "capital" of the area. Situated on the River Taw at its lowest bridging point, it has a rich history as one of Britain's oldest boroughs (with origins dating back over 1,000 years), featuring landmarks like the historic Pannier Market (one of the UK's largest indoor markets), Butcher's Row, and remnants of Barnstaple Castle. The town blends traditional charm with modern amenities, serving as a key hub for shopping, culture, and services in a largely rural region. Barnstaple's population is estimated to be in excess of 32,000

Barnstaple acts as the primary regional centre for North Devon, drawing from a wide rural catchment across the district (North Devon local authority population -98,600). It serves tens of thousands from surrounding villages, towns (e.g., Ilfracombe, Bideford, Braunton), and remote coastal/rural areas where services are limited. As North Devon's main employment, retail, healthcare, and education hub, its effective catchment extends across much of the northern part of the county, supporting a broader population in a low-density region. Overall, Barnstaple combines historic market-town appeal with practical regional importance, offering a balanced lifestyle in a scenic coastal/rural setting while serving as an essential hub for North Devon's dispersed population.

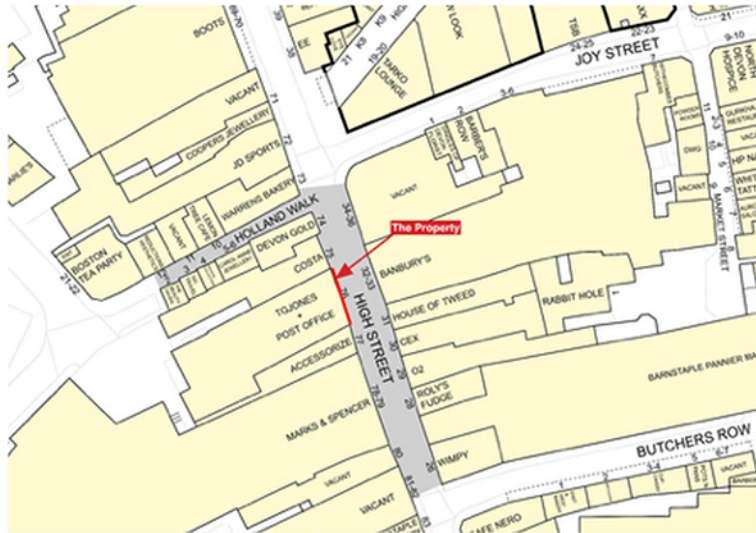
PROPERTY

The property comprises a 2 storey commercial development with substantial aluminium framed and glazed frontage. Internally the property is presented in standard TG Jones corporate specification (aligned with WH Smith) with a mixture of carpeted and timber flooring with lighting provided by L.E.D.s recessed with the suspended acoustic tile ceiling.

The property has been partitioned to the rear forming stores and loading space. The upper floor provides further retailing space with staff room, officer and w.c. facilities.

AREA

Ground: 431.7sqm (4,647sq ft)
1st: 384.29sqm (4,136sq ft)
Total: 815.99sqm (8,783sq ft)



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LEASE SUMMARY

The property is held on an F.R.I lease to TG Jones expiring 30th March 2030 at a passing rent of £65,000p.a.x.

FURTHER INFO

TG Jones (trading as TGJones) is a major British high street retailer specialising in newsagents, stationery, books, magazines, confectionery, toys, cards, and related products. It operates as a newsagent, stationer, and book retailer across the UK, with headquarters in Greenbridge, Swindon.

The business emerged in its current form following the acquisition of WHSmith's UK high street operations (excluding the travel division) by private equity firm Modella Capital. The WH Smith brand was not included in the sale, leading to a full rebranding of the acquired stores to TGJones during a transition period. Approximately 470 stores nationwide with around 5,000 employees transferred with the acquisition. For the group holding company (TG Jones Retail Holdings Limited), recent accounts show turnover of approximately £221 million.

TGJones aims to position itself as the "hub of the high street," with plans for investment in refits, expanded ranges (e.g., more Toys "R" Us concessions and Hobbycraft sections), and additional services like Post Offices. As a private company under Modella Capital, it focuses on revitalising the high street presence inherited from WHSmith.

SALE

The property is available on a freehold basis for £850,000

V.A.T

Our client has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.