



## **THE PROPERTY AND CONSTRUCTION**

Being single fronted premises, the premises comprises sandwich bar / takeaway premises with serve over counter, beyond this are kitchen, preparation and storage areas.

## **THE PROPOSAL**

The premises are available by way of a new lease.

## **THE BUSINESS**

Currently closed having been operated as a takeaway and sandwich bar for approximately 10 years, prior to this the premises was utilised as a pasty and pie preparation kitchen and shop / takeaway. The premises currently benefits from small business rates relief.

## **THE INVENTORY**

The property has an inventory of trade fixtures, fittings and equipment which is included.

## **VAT**

Payable, if applicable, at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## **THE ACCOMMODATION** (*comprises*)

### **TAKEAWAY**

Chilled serve over counter, pizza oven, pasty warmer, 2 x Blue Seal turbo fan ovens, extraction system

### **PREPARATION AREA**

Chest freezer, fridge, wash hand basin

### **STORAGE / WASH AREA**

Double sink unit, freezers, soup cauldron

### **TOILET**

Low level w.c and wash hand basin



### **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

### **PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

### **VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
42 RIDGEWAY DRIVE,  
BIDEFORD,  
NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**