



To Let By Private Treaty Subject to Contract

VILLAGE CENTRE RETAIL / OFFICE PREMISES - SUITABLE FOR A WIDE VARIETY OF TRADES

13B CROSS STREET, NORTHAM, BIDEFORD, NORTH DEVON, EX39 1BS

RENTAL: £3,500 per annum

- Suitable for a wide variety of other trades including retail, office, treatment rooms*
- Located just off Village Square close to Newsagents, Supermarket and Post Office and Bus Stop*
 - GIA 311 sq.ft (29 sq.m) plus kitchenette and toilet facilities*
 - Eligible for Small Business Rates Relief*
 - Available by way of a new lease term*

LOCATION

Northam itself has its own newsagents, fish & chip shop, restaurant, Public House, Costcutter supermarket and Post Office, primary school, church and swimming pool, with the market town of Bideford located 2 miles South.

Bideford has a resident population, circa 14,000 and this is dramatically swelled during the summer months from the influx of tourists. The Town is of considerable character and known as “the little white town” as described by Charles Kingsley. It sits alongside the River Torridge and is still a busy port and has a wide range of shops, amenities and facilities and is close to the coast at Westward Ho!, Appledore and Instow.

THE SITUATION

The property is situated just off the Village Square in Cross Street close to Newsagents, Costcutter Supermarket and Post Office as well as Bus Stop.

THE PROPERTY AND CONSTRUCTION

Comprising of a ground floor lock up shop unit of 311 sq.ft (29 sq.m), the premises benefits from a double frontage with recently installed uPVC windows and entrance door. To the front is the main retail area of 234 sq.ft (28 sq.m) with adjoining space of 77 sq.ft (7 sq.m) as well as kitchenette and toilet facilities.

THE PROPOSAL

The premises are available by way of new lease.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2017 Listing): £2,425 Rates Payable: £1,169 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of Torridge District Council.

ENERGY PERFORMANCE CERTIFICATE

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



VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

MAIN RETAIL UNIT

GIA 234 sq.ft (28 sq.m) Double frontage, vinyl flooring, electrical sockets, double glazing, LED strip lighting adjoining:-

ADJOINING AREA

GIA 77 sq.ft (7 sq.m) Vinyl flooring, LED strip lighting

KITCHENETTE / STORE

TOILET

Low level w.c.

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

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