



To Let By Private Treaty Subject to Contract

QUAYSIDE RETAIL / OFFICE UNIT CLOSE TO HIGH STREET AND CAR PARKING

3 THE QUAY, BIDEFORD, NORTH DEVON, EX39 2HW

RENTAL: £5,750 per annum

- Highly prominent Quayside and Town Centre location*
 - Single fronted shop unit with tiled floor*
- Currently configured with beautician / treatment room*
 - Kitchenette and toilet facilities*
- Eligible for 100% small business rates relief*
 - Available by way of a new lease term*

LOCATION

Bideford is the administrative centre of the Torrridge area and has a static population in the order of 13,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 25,000 with a shopping catchment population of 141,000.

THE SITUATION

The premises are situated on The Quay overlooking the River Torrridge and Bideford Old Bridge. There are a wide variety of retail, office and leisure users in the immediate vicinity with The Quay being the main arterial road into and through Bideford.

THE PROPERTY AND CONSTRUCTION

The premises are arranged as a ground floor single fronted shop unit benefiting from the following approximate dimensions and areas :-

Gross Frontage	14'8	(4.45m)
Net Frontage	12'8	(3.85m)
Shop Depth	22'4	(6.80m)
Gross Width	14'2	(4.30m)
Gross Internal Area	316 sq ft	(29 sq m)

There are toilet facilities for the sole use of the premises accessed via a side hallway.

Specification of the unit includes 9ft window display height, tiled flooring, down lighters, treatment room (which could be removed by new Tenants if desired), kitchenette with stainless steel single drainer sink and hot water heater.

THE PROPOSAL

The premises are available by way of a new lease.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

VAT if applicable, at the prevailing rate.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £4,900 Rates Payable: £2,362 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 may qualify for reliefs and are advised to make their own enquiries of Torrington District Council.

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 MISDESCRIPTORS 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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