



To Let By Private Treaty Subject to Contract

**RETAIL / OFFICE UNIT WITHIN VILLAGE CENTRE OF POPULAR
COASTAL VILLAGE**

9 CROSS TREE CENTRE, CAEN STREET, BRAUNTON, NORTH DEVON, EX33 1AA

RENTAL: £7,971 per annum

- ☐ *Suitable for a wide variety of retail / office / services uses*
- ☐ *Double glazed single fronted window display and entrance door*
- ☐ *428 sq.ft (40 sq.m) including small stockroom and toilet facilities*
- ☐ *Available by way of an assignment of the existing lease until Oct 2025 or new lease term by negotiation*
- ☐ *Eligible for 100% small business rates relief*

LOCATION

Braunton is a popular place to live, work and visit, and as such has a lively atmosphere all year round. Though it has a distinct village atmosphere and strong community, its permanent population of around 8,000 helps support a variety of quality restaurants, pubs and shops. Braunton's own natural beauty and proximity to North Devon's beaches and countryside makes it popular with tourists too: Saunton (2 miles), Croyde (4 miles), Woolacombe (5 miles), Ilfracombe (7 miles) and Exmoor (7 miles) are nearby, as is North Devon's commercial centre of Barnstaple (5 miles), and all are reachable by bus. The current Local Plan allows for around 400 new dwellings in the area, along with serviced employment land, key community infrastructure and improved traffic management.

THE SITUATION

The property forms part of the Cross Tree Centre which is a shopping parade within the village centre comprising of 11 retail / office units. The Centre has pedestrian entrances from both Chaloners Road and Caen Street.

ACCOMMODATION

Being a ground floor lock unit retail / office unit with window frontage / display onto the pedestrianised area of the Cross Tree Centre. The shop front and entrance door were replaced by the current Tenant to double glazed units. The premises consist of the following:-

Max Depth	31'3	(9.50 m)
Max Width	13'8	(4.15 m)

Gross Internal Area 428 sq.ft (40sq.m)

Specification including: Downlighters, electric heating, carpet, rear stockroom and toilet facilities

TERMS

The premises are available by way of an assignment of the existing lease which expires in October 2025, or if preferred a new lease is available by negotiation. The current rent is £7,971 per annum.



RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £4,600 Rates Payable: £2,217, 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 North Devon District Council.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment through the sole agents, JD Commercial.

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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