



To Let By Private Treaty Subject to Contract

**SINGLE FRONTED HIGH STREET SHOP PREMISES – READY TO TRADE –
OPPOSITE SPECSAVERS**

74A HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AA

RENTAL: Offers in the region of £6,000 per annum

- Prominent trading location with single window frontage*
- Opposite Specsavers and close to Nationals including Original Factory Outlet and Pound Stretcher*
- GIA 631 sq.ft (59 sq.m) including office / stockroom and toilet facilities*
 - Ready to trade – laminate flooring, down lighters, intruder alarm*
 - Eligible for 100% small business rates relief*

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The property is situated on the High Street benefiting from a prominent single frontage opposite Specsavers. Other Occupiers in the immediate vicinity include Original Factory Outlet, Pound Stretcher and Co-Op Pharmacy. The Towns historic quayside area is also close by.

THE PROPERTY AND CONSTRUCTION

Being a single fronted ground floor lock up shop unit with a gross internal area of 631 sq.ft (59 sq.m) including office and toilet facilities. There is currently a partition wall between the sales area and rear section providing a current sales area of 397 sq.ft (37 sq.m). Specification of the shop includes laminate flooring down lighters and intruder alarm. The rear area could be used for office, stock or treatment space.

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

It should be noted that VAT is chargeable, at the prevailing rate.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £8,400 Rates Payable: £4,049 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 could be eligible to apply for 100% business rates relief. Occupiers should make their own enquiries of Torrridge District Council.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Single fronted shop premises

Shop Built Depth	33'10	(10.30 m)
Internal Width (max)	18'5	(5.60 m)
Gross Internal Area	631 sq.ft	(59 sq.m)
Including rear stockroom and toilet		

Toilet facilities with low level w.c., 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
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