



To Let By Private Treaty Subject to Contract

## PRIME RETAIL PREMISES IN BRAUNTON VILLAGE CENTRE

9 CAEN STREET, BRAUNTON, NORTH DEVON, EX33 1AA

**RENTAL: £12,500 per annum**

- ☐ *Prominent double glazed double frontage*
- ☐ *Retail premises of 428 sq.ft (40 sq.m) plus stockroom and toilet facilities*
- ☐ *Fitout including air conditioning, comms trucking, false ceiling with LED lighting, kitchenette*
  - ☐ *2 first floor offices, second floor storage*
  - ☐ *Suitable for a wide variety of trades*
  - ☐ *Available by way of a new lease*

### LOCATION

Branton 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. Branton'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 unit is situated on Caen Street, being the main retail thoroughfare in the village of Branton. There are a wide variety of other retailers and office users in the immediate vicinity as well as Co-Op Supermarket, Public Houses and an award winning Fish and Chip restaurant close by. Given its prominent road frontage and window display the unit benefits from considerable passing trade opportunities.

## ACCOMMODATION

Being prominent retail premises with useful first and second floor rooms the premises has a double glazed double frontage and has recently been refurbished including redecoration throughout and the installation of new ground floor toilet facilities. The premises consists of the following:-

### GROUND FLOOR

#### RETAIL UNIT

Max Depth	28'0	(8.55 m)
Max Width	16'9	(5.10 m)
Net Internal Area	428 sq.ft	(40 sq.m)

Specification including: Double glazed double frontage, air conditioning, false ceiling with recessed LED lighting, carpet tiles, comms trunking, disability compliant toilet facilities, kitchenette / store with vinyl flooring, eye and base units, stainless steel sink unit, worktop, space for fridge

### FIRST FLOOR

Landing area

**OFFICE 1** - 16'0 to bay x 9'5 (4.85m x 2.85m) False ceiling with LED lighting, carpet, air conditioning, comms trunking

**OFFICE 2** - 13'9 x 10'10 (4.20m x 3.30m) False ceiling with LED lighting, carpet, air conditioning, comms trunking

**STORE** - 12'1 x 6'9 (3.70m x 2.05m) Vinyl flooring, comms trunking, worktop

### SECOND FLOOR

### 3 X STOCKROOMS

### TERMS

The premises are available by way of a new lease, from 1<sup>st</sup> August 2023.

### RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £8,800 Rates Payable: £4,242 based on uniformed business rate of 48.2p in the pound. April 2023 Listing Rateable Value £11,000. 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 North Devon District Council.

### ENERGY PERFORMANCE CERTIFICATE

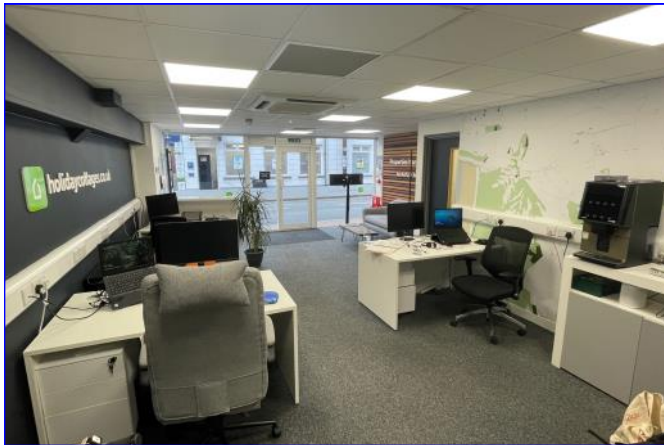
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### LEGAL COSTS

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

### VIEWING

Strictly by prior appointment through the Joint 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

**JD COMMERCIAL,  
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