



To Let By Private Treaty - Subject to Contract

**DESIRABLE BUSINESS PREMISES IN THE SOUGHT-AFTER TRADING THOROUGHFARE
OF HOLLAND WALK, BARNSTAPLE**

11 HOLLAND WALK, BARNSTAPLE, NORTH DEVON, EX31 1DW

RENTAL: £10,000 PER ANNUM

- *928 sq. ft. (86.2m²) over 2 floors*
- *Fashionable trading location*
 - *50 metres High Street*
 - *Close large car park*
- *Suit retail/offices/catering/ consulting*

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

The location is excellent for business. Holland Walk is well known in the region as one of the best locations for local "niche" businesses to trade whilst nearby National traders include Costa Coffee, H Samuel Jewellers, Poundland, Banbury's Department Store, WH Smith/ Post Office, Marks & Spencer and Green Lanes Shopping Centre. Other occupiers in Holland Walk include Boston Tea Party (café/restaurant), Katie Jayne's (sports/beauty), Go Travel (travel agents), The Baby Bay, Lemon Next to Pie (café), Carole Anne (jewellers) Devon Gold (jewellers) and Private Collection (ladies' fashions).

THE PROPOSAL

The premises are available by way of a new lease.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £20,500 Rates Payable: £9,881 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 North Devon District Council.

PLANNING

Government changes to the Use Classes Order came into effect on 1 September 2020. These premises now fall into the newly introduced, Class E. This will allow use (without the need for planning permission through a "change of use) as a shop, financial and professional services, restaurant/café, offices R&D and light industry, gyms and medical- health services and day centres. clinics, creches, day nurseries etc. Interested parties should consult with North Devon Council at Barnstaple to discuss.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

Overall floor space (arranged over two floors) - 928 sq. ft. (86.2m²)

GROUND FLOOR

The ground floor of this building provides 475 sq. ft. (44m²) - First Floor 455 sq. ft. (42m²) . Retail Zone A 366 sq. ft. (34 m²) , Zone B 107 sq. ft. (9.9m²).

Internal Frontage 18' (5.5m)

Maximum Built Depth 28' (8.6m)

Shelved Store 5' 7" x 6' 4"

Suspended ceiling with lighting panels

FIRST FLOOR

Consult Room 1 : 13' 5" x 9' 1"

Consult Room 2 : 12' 11" x 9' plus 3' x 4' Seating Area for 3 persons on landing.

'Open' Kitchenette area and Store (11' x 5")

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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