



For Sale / To Let By Private Treaty Subject to Contract

**TOWN CENTRE PREMISES SUITABLE FOR USE AS OFFICES, MEETING ROOMS,
TREATMENT SPACE ETC—FREEHOLD OR RENTAL**

1 LITCHDON STREET, BARNSTAPLE, NORTH DEVON, EX32 8ND

RENTAL: £6,500 per annum

PRICE: Offers invited in the region of £170,000 for the Freehold interest

- Ground floor premises with window frontage**
 - 4 rear offices, kitchen and toilet**
 - Central heating**
- Close to Barnstaple Town Centre with car parking close by**
 - Eligible for small business rates relief**
- Freehold to include 2 bedroomed self contained flat—currently let**

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 premises are set in one of the oldest streets in the market town of Barnstaple, just off the Town Square and a short level walk to the High Street as well as having car parking close by. Other operators in the immediate vicinity include solicitors, barbers, cycle shop / café and the Imperial Hotel.

TERMS

The premises are available by way of a new lease term, with the Tenant being responsible for internal maintenance and decoration as well as responsibility for the shop front. Tenant to pay their proportion of the building's insurance. Alternatively the owners will consider a Freehold sale, with the flat currently let for £700 per month.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £6,200 Rates Payable: £2,988 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.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

ACCOMMODATION

Arranged as ground floor lock up premises with single window frontage, main office and 4 additional offices. Additional specification includes central heating, kitchen and toilet facilities.

GROUND FLOOR

OFFICE / RETAIL UNIT

Internal Width	14'9	(4.50m)
Depth	21'8	(6.60m)
GIA	320 sq.ft	(30 sq.m)

Single frontage, carpet, intruder, alarm, radiator heating

KITCHEN

Eye and base units, stainless steel single drainer sink,



vinyl flooring

TOILET

Low level w.c., wash hand basin

OFFICE 1

8'8 x 5'3 (2.65m x 1.60m) Radiator heating, carpet, through door to:-

OFFICE 2

9'5 x 6'9 (2.85m x 2.05m) Carpet, radiator heating, skylight

OFFICE 3

9'7 x 5'11 (2.90m x 1.80m) Carpet, radiator heating, skylight, through door to:-

OFFICE 4

9'3 x 9'2 (2.80m x 2.80m) Carpet, radiator heating, skylight

FLAT

Currently let for £700 per month. Consisting of first floor lounge/kitchen/diner with fitted kitchen, electric heating, double glazing, bathroom and toilet. Second floor providing 2 bedrooms with double glazing and electric heating

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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