



To Let By Private Treaty Subject to Contract

DOUBLE FRONTED HIGH STREET SHOP PREMISES

73 HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AA

RENTAL: £19,750 per annum

- Prominent trading location with double frontage*
- Close to Nationals including Pound Stretcher and Specsavers*
- GIA 1,433 sq.ft (133 sq.m) plus first floor offices, staff room and toilet facilities*
- Specification – False ceiling with recessed lighting, carpet, air conditioning*

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 double frontage. Occupiers in the immediate vicinity include Pound Stretcher, Co-Op Pharmacy and Specsavers. The Towns historic quayside area is also close by.

THE PROPERTY AND CONSTRUCTION

Being a double fronted ground floor lock up shop unit with a retail sales area of 1,433 sq.ft (133 sq.m) plus ground floor toilets and 2 x first floor offices, staff room and staff toilets. Specification of the shop includes carpet, false ceiling with recessed lighting, air conditioning.

THE PROPOSAL

The premises are available by way of an assignment of the existing lease at a current rent of £19,750 per annum, although a new lease maybe available from the Landlords subject to agreeing terms and suitable references.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

If applicable, at the prevailing rate.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £20,250 Rates Payable: £9,761 based on uniformed business

rate of 48.2p in the pound. Occupiers may be eligible for business rates relief and should make their own enquiries of Torridge District Council

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double fronted shop premises

Shop Depth (max)	56`1	(17.10 m)
Internal Width (max)	17`8	(11.30 m)
Gross Internal Area	1,433 sq.ft	(133 sq.m)
Plus gents and DDA/ ladies toilet		

FIRST FLOOR

2 x OFFICES (one leading off the other)

STAFFROOM

With kitchen facilities

STAFF TOILETS



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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