



To Let By Private Treaty Subject to Contract

**COASTAL VILLAGE CENTRE PREMISES SUITABLE FOR A WIDE VARIETY OF USES –
ELIGIBLE FOR 100% SMALL BUSINESS RATES RELIEF**

**12 SOUTH STREET (CURRENTLY TRADING AS GULF STREAM),
WOOLACOMBE, NORTH DEVON, EX34 7BB**

RENTAL: £10,500 per annum

- Within the centre of Woolacombe village*
- Currently utilised as showroom, office and workspace*
- Parking for 2 vehicles to front, a rarity for the village*
 - Total floor area of 1,587 sq.ft (147 sq.m)*
 - Eligible for 100% small business rates relief*
 - Available due to business relocation*

LOCATION

Woolacombe is well known as a very popular destination for family holidays, thanks to its long sandy beach (consistently recognised by bodies such as TripAdvisor as one of the best in the UK), good surf, range of family amusements, and natural beauty. Though this large village's resident population is small at around 1,000, a very healthy year-round tourist trade helps support a range of businesses including independent shops, cafes, pubs and restaurants, and Woolacombe continues to attract large amounts of investment. North Devon's commercial centre of Barnstaple is just 12 miles away, and the notable towns and villages of Ilfracombe (5 miles) and Croyde (4 miles) are also nearby. A bus service runs from Woolacombe to Barnstaple, Ilfracombe, Combe Martin and Mortehoe.

THE SITUATION

The premises are situated in the heart of Woolacombe Village, within South Street which offers a wide range of different retail and leisure operators as well as the well-known Woolacombe Bay Hotel.

ACCOMMODATION

Currently configured as showroom / office of 515 sq.ft (48 sq.m) with twin double glazed doors to the front. Adjoining the showroom space is a variety of workspaces / storage totalling an additional 1,072 sq.ft (100 sq.m). A number of the dividing wall are partition walls meaning one larger area could be created if new Tenants desired. To the front of the premises is a concrete parking / display area.

GROUND FLOOR

SHOWROOM

Gross Internal Area 515 sq.ft (48 sq.m)

Specification including: Twin door double glazed frontage, sky lights, concrete painted floor, corner office / reception, double doors to rear of showroom leading to:-

STORAGE AND WORKROOM

257 sq.ft (24 sq.m) Additional store off workroom

STORAGE AND 2 WORKROOMS

418 sq.ft (39 sq.m)

WORKROOM AND SIDE STORE

142 sq.ft (13 sq.m)

REAR WORKROOM AND TOILET

255 sq.ft (24 sq.m) One workroom and one toilet with low level w.c.



OUTSIDE

To the front of the premises is a concrete area offering car parking for 2 vehicles, a rare commodity in the centre of the village. Alternatively, this area could be used for storage or display.

TERMS

The premises are available by way of a new lease, to be held on an internal repairing and insuring basis with Tenant responsibility for maintenance and decoration of the showroom frontage.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £7,800 Rates Payable: £3,760 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 are advised to make their own enquiries of North Devon District Council.

ENERGY PERFORMANCE CERTIFICATE

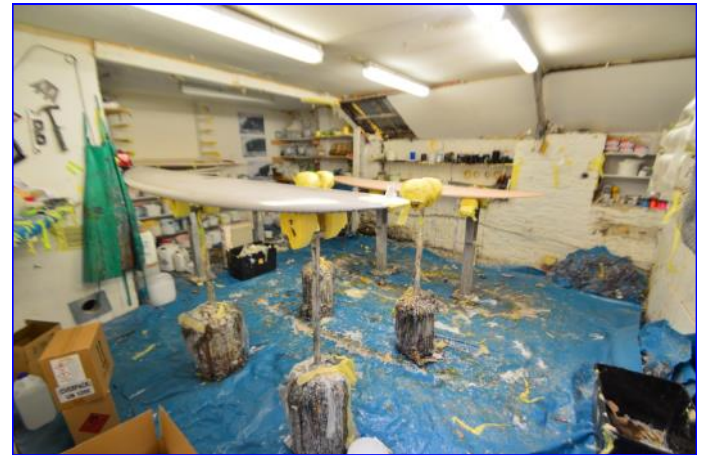
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

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

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