



For Sale / To Let By Private Treaty Subject to Contract

PRIME RETAIL UNIT WITHIN POPULAR EXMOOR VILLAGE - ELIGIBLE FOR 100% SMALL BUSINESS RATES RELIEF

16 LYNMOUTH STREET, LYNMOUTH, NORTH DEVON, EX35 6EH

PREMIUM: £16,500 ingoing RENTAL: £7,200 per annum

- Within the centre of Lynmouth village*
- Close to car parking and River Lyn*
- Within attractive pedestrianised street*
- Total floor area of 287 sq.ft (27 sq.m) plus toilet, stock area and outside display space*
 - Eligible for 100% small business rates relief*
 - Available by way of a new lease*

LOCATION

These quite unique towns – Lynmouth on the harbour at the bottom of the cliff and Lynton overlooking at the top – are set in a stunning coastal location on the edge of Exmoor. Linked by the historic Lynton and Lynmouth Cliff Railway, the towns attract a steady stream of visitors all year round. Lynton and Lynmouth and the wider rural area also have a settled, self-reliant, living and working community that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Road and bus services connect Lynton and Lynmouth to nearby Porlock (12 miles), Combe Martin (13 miles), Ilfracombe (19 miles) and Barnstaple (18 miles).

THE SITUATION

The subject property is within the main core of this unique Exmoor village, heavily visited throughout the summer months and also popular by walkers and sightseers at the shoulders of the season. The main car and coach parks are within the adjoining Watersmeet Road with the subject property being the one of the first properties visitors reach when walking down into the village. Other occupiers in the immediate vicinity include a variety of mixed retail and leisure operators.

ACCOMMODATION

Being a ground floor shop unit of 287 sq.ft (27 sq.m) with double entrance doors and window display, with additional stepped display area to the front. Specification internally includes laminate flooring, false ceiling with recessed strip lighting, service counter, assorted display shelving, toilet and stock area.

GROUND FLOOR

SHOP UNIT

Gross Internal Area 287 sq.ft (27 sq.m)
Max depth to window 16'2 (4.90m) x max width 21'0 (6.40m)

Specification including: Laminate flooring, false ceiling with recessed strip lighting, service counter, assorted display shelving, toilet (with low level w.c, wash hand basin and hot water heater), stock area. Stepped display area to front of shop. Legend42

TERMS

The current Tenant is seeking an ingoing premium for the premises with a new lease to be granted direct with the Landlord.



RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2023 Listing): £4,950 Rates Payable: £2,386 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 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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