



For Sale By Private Treaty Subject to Contract

**FORMER HIGH STREET TAKE-AWAY PREMISES WITH ADDITIONAL
FIRST FLOOR STORAGE**

55 HIGH STREET, BARNSTAPLE, NORTH DEVON, EX31 1BZ

PRICE: Offers invited in region of £149,950 for the Freehold interest

- Town Centre High Street location opposite Iceland, Savers and Anytime Fitness*
 - Ground floor take-away unit of 732 sq.ft (68 sq.m)*
- First floor storage of 681 sq.ft (63 sq.m), potential for self-contained entrance and conversion to flat (subject to PP)*
 - Of interest to owner occupiers and investors alike*

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 subject property is situated on the Town's High Street and benefits from a return frontage. There are assorted retail, office and leisure users in the immediate vicinity including Iceland, Savers and Anytime Fitness as well as many strong independent retailers.

THE PROPERTY AND CONSTRUCTION

Being of two storey construction under a pitched slate roof the premises has rendered elevations as well as a ground floor frontage and window display. The ground floor offers 732 sq.ft (68 sq.m) and was previously configured as take-away servery with a seating area. The first floor can be accessed from within the premises or via an external street level door, as such it is thought this could provide residential accommodation subject to PP.

THE PROPOSAL

Our client is inviting offers for the Freehold interest.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2017 Listing): £18,250 Rates Payable: £8,797 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £15,000 or less are eligible to apply for some business rates relief. Occupiers may qualify for reliefs and 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.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Max depth 37'4 x max width 35'5 (11.35m x 10.80m) NIA 732 sq.ft (68 sq.m) Part tiled floor, part non slip flooring, part steel clad walls, lighting, exit extraction pipe

FIRST FLOOR

STOCK ROOM

23'7 max x 15'6 max (7.20m x 4.70m) Irregular shape

TOILET

Low level w.c. and wash hand basin

STOCK ROOM

251 sq.ft (23 sq.m)

KITCHENETTE

101 sq.ft (9 sq.m) Base unit with stainless steel sink unit



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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