



To Let By Private Treaty Subject to Contract

**RETAIL / OFFICE / TAKE-AWAY PREMISES WITHIN FAVOURED SUBURB OF BARNSTAPLE**

**11 PILTON STREET, BARNSTAPLE, NORTH DEVON, EX31 1PE**

**RENTAL: £7,800 per annum**

- Former take-away premises but suitable for a wide variety of uses*
- Front reception area, office / treatment room, rear storage and former kitchen*
  - Eligible for 100% small business rates relief*
- Also suitable for alternative uses such as treatment rooms, office space etc*

### **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 within Pilton's main street, a popular and sought-after residential destination. Pilton enjoys several buildings of considerable architectural merit with the original Alms Houses and early cottages which surround the church at the top of the street. Pilton is best described as a small village with its own identity now adjoining Barnstaple, North Devon's regional centre. The main street is predominantly residential. Pilton enjoys a further uplift in July when Pilton Festival, known as Green Man Day is held.

## **THE PROPERTY AND CONSTRUCTION**

Being a single fronted ground floor lock up shop unit with front reception area, office / treatment room, rear storage and former kitchen plus yard and rear entrance.

## **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 shop front.

## **THE ACCOMMODATION**

### **GROUND FLOOR**

Street level entrance door

### **FRONT AREA**

GIA 227 sq.ft (21 sq.m) Laminate floor, single window frontage, adjoining **office / store** that could be incorporated within front area GIA 161 sq.ft (15 sq.m)

### **TOILET**

Low level w.c., wash hand basin

### **STORE**

130' x 7'9 (3.95m x 2.35m)

### **FORMER COMMERCIAL KITCHEN**

Tiled floor and walls.



## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £4,900 Rates Payable: £2,352 based on uniformed business rate of 48.0p 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.

## **LEGAL COSTS**

Each party is responsible for their own legal costs incurred in the transaction.

## **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.

## **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

**JD COMMERCIAL,  
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