



To Let By Private Treaty Subject to Contract

**A DOUBLE FRONTED SHOP UNIT WITHIN POPULAR BARNSTAPLE SUBURB
25 NEWPORT ROAD, NEWPORT, BARNSTAPLE, NORTH DEVON, EX32 9BG**

RENTAL: £6,500 PER ANNUM

- Lock-up shop unit of circa 403 sq.ft (37 sq m), plus stock room***
 - Suitable for variety of retail trades***
 - Prominent road frontage location***
- Popular residential suburb close to schooling***
- Eligible for 100% small business rates relief***

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 on the main thoroughfare in Newport, a busy residential area on the outskirts of Barnstaple town centre. Newport enjoys a considerable quantity of facilities including Newport Primary School, as well as the Park School Community College. Newport is generally considered to be a favoured residential area of town and is close to the town centre with direct access to both Link Roads and the old Exeter Road.

THE PROPERTY AND CONSTRUCTION

Being a ground floor double fronted lock-up shop unit with prominent road frontage. There is a retail area of 403 sq.ft (37 sq.m) plus kitchenette, toilet and rear stockroom.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2023 Listing): £5,000 Rates Payable: £2,510 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.

THE PROPOSAL

The premises are available by way of a new lease term.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

Double fronted SHOP UNIT

24'11 x 16'2 (7.60m x 4.90m) GIA 403 sq.ft (37 sq.m)
Vinyl flooring, intruder alarm, strip lighting

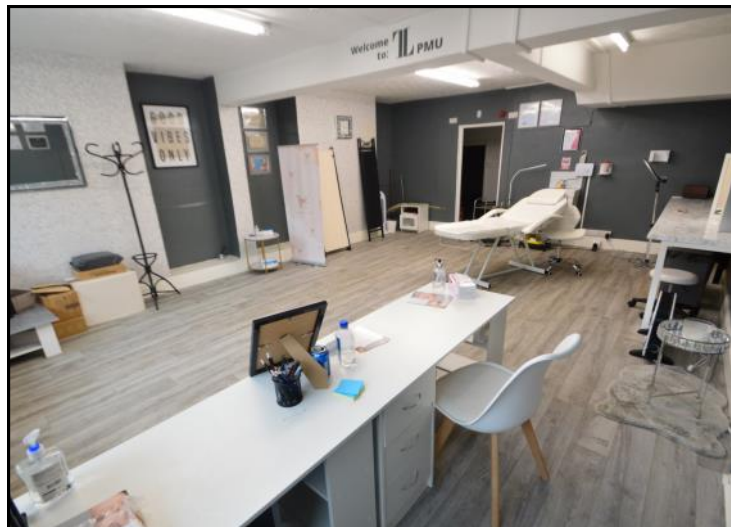
KITCHENETTE

Eye and base units, worktop, double stainless steel sink unit, hot water heater, vinyl flooring

Separate W.C.

STOCK ROOM

24'0 x 7'0 (7.30m x 2.15m) Air conditioning, rear access, vinyl flooring



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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