



**GROUND FLOOR OFFICE PREMISES LOCATED ON
BUSY COASTAL VILLAGE SQUARE**

KNOWN AS

**3 THE SQUARE
BRAUNTON, NORTH DEVON, EX33 2JB**

To Let By Private Treaty Subject to Contract

- ***Prominent trading location on the Village Square of this popular coastal village***
- ***Ground floor offices suitable for alternative uses such as treatment rooms, hair dressers etc***
- ***Currently configured as reception office and 4 offices***
- ***Well-appointed premises with heating, double glazing, engineered wood flooring, LED lighting***
 - ***Kitchenette, toilet and storeroom***
 - ***Car parking for 1-2 vehicles to front***
 - ***Eligible for 100% small business rates relief***

RENTAL £16,000 PER ANNUM EXCLUSIVE

LOCATION

Braunton is a popular place to live, work and visit, and as such has a lively atmosphere all year round. Though it has a distinct village atmosphere and strong community, its permanent population of around 8,000 helps support a variety of quality restaurants, pubs and shops. Braunton's own natural beauty and proximity to North Devon's beaches and countryside makes it popular with tourists too: Saunton (2 miles), Croyde (4 miles), Woolacombe (5 miles), Ilfracombe (7 miles) and Exmoor (7 miles) are nearby, as is North Devon's commercial centre of Barnstaple (5 miles), and all are reachable by bus. The current Local Plan allows for around 400 new dwellings in the area, along with serviced employment land, key community infrastructure and improved traffic management.

THE SITUATION

The property is prominently situated

on The Square, being a highly visible crossroad in the centre of the Braunton. The area has assorted commercial operators in the immediate vicinity including retail, office and leisure operators.

THE PROPERTY AND CONSTRUCTION

The prominent double fronted premises, former banking halls, overlooks the village Square and has brick paving to the front providing car parking for 1 -2 vehicles. At present the premises is configured with reception office and with 4 further offices off, each benefitting from natural light. Specification includes heating, false ceiling with recessed LED lighting, engineered wood flooring, double glazing, toilet facilities, kitchenette, storeroom, intruder and fire alarm. The offices provide a floor area of approximately 1,000 sq.ft (93 sq.m).

THE PROPOSAL

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

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2023 Listing): £7,000
Rates Payable: £3,514 based on uniformed business rate of 50.2p 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 may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

VAT

We understand that VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

RECEPTION OFFICE

340 sq.ft (32 sq.m) Entrance door, bay window, false ceiling with recessed LED lighting, heating, kitchenette with eye and base units, stainless steel single drainer sink

TOILET

Low level w.c., wash hand basin

OFFICE 1

91 sq.ft (8 sq.m) Heating, false ceiling with recessed LED lighting, wash hand

basin,

OFFICE 2

167 sq.ft (16 sq.m) Heating, false ceiling with recessed LED lighting

OFFICE 3

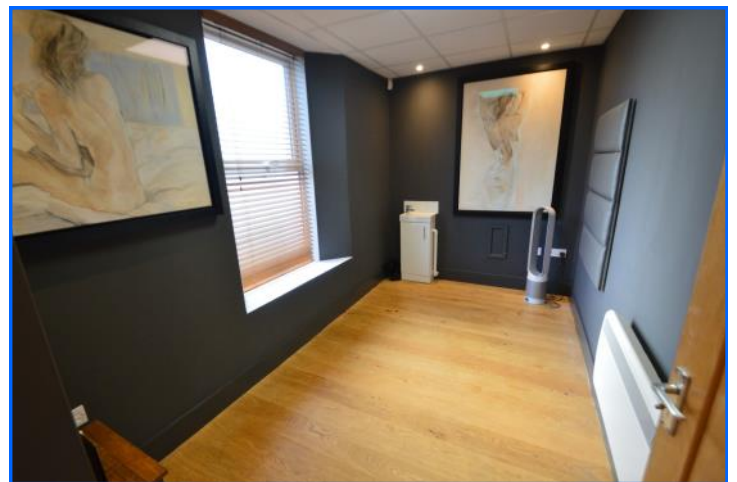
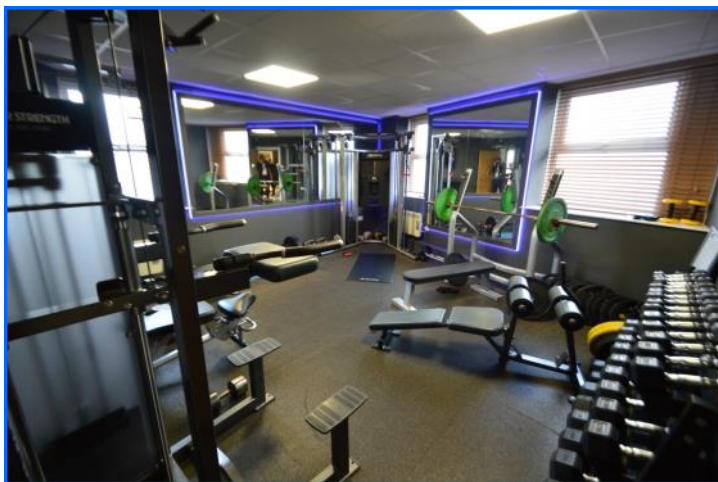
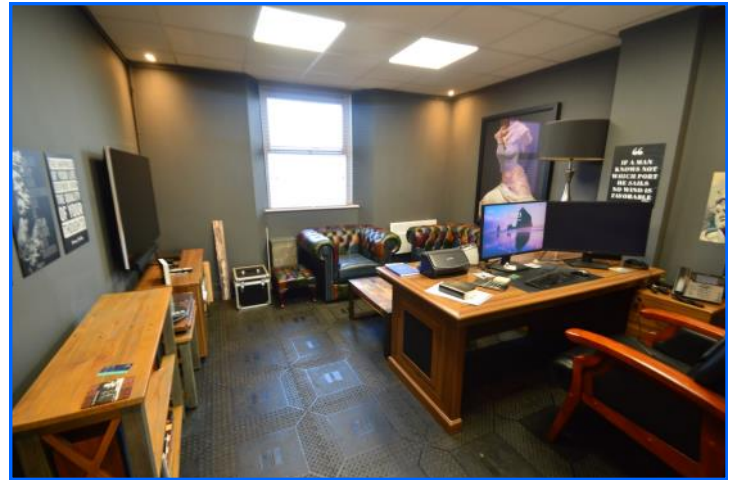
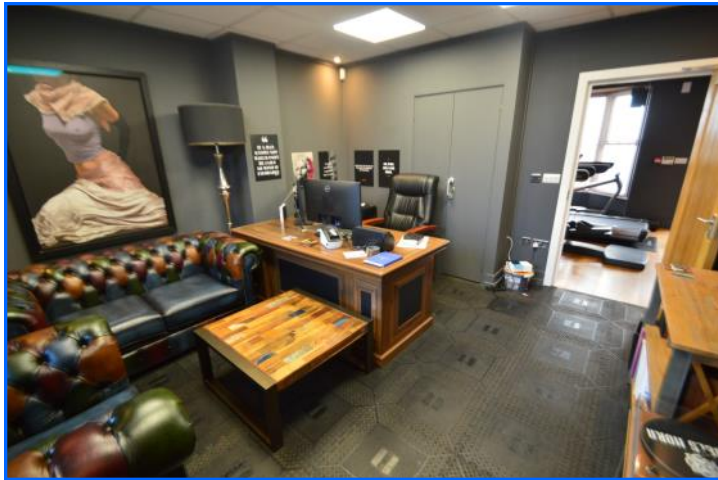
276 sq.ft (26 sq.m) Heating, false ceiling with recessed LED lighting, irregular shape

OFFICE 4

125 sq.ft (12 sq.m) Heating, false ceiling with recessed LED lighting

STORE ROOM

100 sq.ft (9 sq.m) plus additional former safe store



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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