



For Sale / To Let By Private Treaty Subject to Contract

**PROMINENT HIGH STREET PREMISES, GROUND FLOOR DOUBLE FRONTED SHOP PLUS  
SELF CONTAINED UPPER FLOOR OFFICES**

**94-95 HIGH STREET, BARNSTAPLE, NORTH DEVON, EX31 1HR**

**PRICE:** Offers invited in region of £450,000 **Freehold RENTAL:** £32,500 per annum for ground floor shop

- ***Prominent trading location on Town's High Street with double frontage***
  - ***Close to Tesco Express, The Entertainer and Fat Face***
  - ***Ground floor sales 1,959 sq.ft (182 sq.m)***
  - ***Self-contained upper floor office suite***
- ***Of interest to owner occupiers, investors and developers 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 shop is situated on High Street nearby occupiers include Fat Face, The Entertainer, Tesco Express, Barnardo's, Reiker Shoes and Boots Opticians plus a number of independent retailers.

**TERMS**

The premises are available on a new full repairing and insuring lease on terms to be agreed.

### **PRICE/RENT**

£450,000 - Freehold  
£32,500 pax – Ground Floor Shop  
£5,000 pax – Self Contained Offices

Description	Office and Premises
Rateable Value 23/24	£7,200
UBR	49.9p

### **THE ACCOMMODATION** (comprises)

The premises provide the following approximate net internal floor areas:

	Sq.ft	Sq.m
Ground Floor Sales	1,959	182
Storage	182	11
Outbuilding	142	13
First Floor (self-contained)	430	40
Second Floor (self-contained)	428	40
WC's		

### **UPPER FLOORS**

Self-contained office suite, first floor 430 sq.ft (40 sq.m), second floor 428 sq.ft (40 sq.m) plus toilets, kitchen and circulation space. Available by separate negotiation at £5,000 per annum

### **RATING ASSESSMENT**

The premises have been entered into the 2023 Rating List as follows:

Description	Shop and Premises
Rateable Value 23/24	£30,750
UBR	49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

### **ENERGY PERFORMANCE CERTIFICATE**

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

### **PLANNING**

The premises are suitable for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial & professional services, cafe & restaurant, gym, medical and nursery uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

### **VAT**

All figures quoted are exclusive of VAT.

### **COSTS**

Each party to be responsible for their own costs incurred in the transaction.



### **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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