



To Let By Private Treaty Subject to Contract

**RETAIL UNIT WITHIN POPULAR COASTAL VILLAGE – CURRENTLY UTILISED AS COFFEE SHOP**

**1A EXETER ROAD, BRAUNTON, NORTH DEVON, EX33 2JL**

**RENTAL: £7,250 per annum**

- Prominent roadside premises with double frontage***
- Retail premises of 323 sq.ft (30 sq.m) plus stockroom and toilet facilities***
- Suitable for a wide variety of trades, although currently fitted as coffee shop with trade inventory available by separate negotiation if desired***
  - Pavement licence for 4 tables / 12 covers***
  - Eligible for 100% small business rates relief***
    - Ingoing premium of £3,000***

**LOCATION**

Branton 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. Branton'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 unit is situated on Exeter Road, A361, being the main road between Branton and Barnstaple. The subject unit is within a parade of shops with other retailers in the immediate vicinity including Co-Op Supermarket as well as leisure operators including a Public House and an award winning Fish and Chip restaurant / take away. Given the prominent road frontage that the unit has it is able to derive benefit from its double fronted window display and passing trade.

## ACCOMMODATION

Having been refurbished and refitted in 2021 as a coffee shop the premises is a ground floor lock unit with a double frontage and consisting of the following:-

### GROUND FLOOR

#### RETAIL UNIT

Max Depth 16'5 (5.00 m)

Max Width 19'8 (6.00 m)

Gross Internal Area 323 sq.ft (30 sq.m)

Specification including: Double frontage, reclaimed timber flooring, feature lighting, toilet (not currently for customers) and stockroom.

#### TERMS

The premises are available by way of an assignment of the existing lease, 10 years from 2021 with a Tenant's break option at year 5. An ingoing premium of £3,000 is sought.

#### INVENTORY

Current Tenant's fixtures and fitting available by separate negotiation if desired, £4,500, including carbon filter extractor, display fridge, display freezer, induction hob, contact grill, Conti double coffee machine coffee grinder, stainless steel wash hand

basin, 2 x single deep fat fryers, concealed storage / preparation cupboard with wash basin

#### RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £5,800 Rates Payable: £2,912, 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.

#### ENERGY PERFORMANCE CERTIFICATE

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

#### LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction, with the Landlord's reasonable legal fees to be covered by the incoming and outgoing Tenants, estimated at £500 plus VAT each.

#### 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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