



To Let By Private Treaty Subject to Contract

**TOWN CENTRE PREMISES SUITABLE FOR WIDE VARIETY OF
RETAIL / OFFICE / SERVICE USES**

14 CROSS STREET, BARNSTAPLE, NORTH DEVON, EX31 1BD

RENTAL: £8,400 per annum

- Town Centre premises with window frontage*
- Located between the High Street and the Strand*
 - Adjacent to Lloyds Bank*
- 670 sq.ft (62 sq.m) floor area configured as 3 adjoining sales / office areas*
 - Eligible for 100% small business rates relief*
 - Available by way of a new lease*

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 premises are situated on Cross Street, which links to the Town's High Street and the riverside Strand. There are a wide variety of retail, office, service and leisure operators in the immediate vicinity including Lloyds Bank which is adjacent to the property.

THE PROPERTY AND CONSTRUCTION

Being a ground floor lock up shop / office premises with single frontage window display. The premises provides a floor area of 670 sq.ft (62 sq.m) which is currently configured as 3 adjoining retail / offices areas, as well as there being a rear walled garden. Additional specification includes gas central heating, bay window display, lighting, electrical sockets, shared first floor toilets and shared first floor kitchen.

THE PROPOSAL

The premises are available by way of a new lease. A service charge is levied for buildings insurance as well as maintenance of fire / intruder system and boiler servicing, estimated at £750 per annum.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £6,200 Rates Payable: £3,112 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.

ENERGY PERFORMANCE CERTIFICATE

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



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

Report.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

FRONT RETAIL / OFFICE

216 sq.ft (20 sq.m) Single fronted bay window display, vinyl flooring, spot light rail, step to adjoining

RETAIL / OFFICE

230 sq.ft (21 sq.m) Vinyl flooring, radiator heating, double glazed double doors to rear garden

ADJOINING OFFICE

224 sq.ft (21 sq.m) Vinyl flooring, radiator heating

OUTSIDE

Walled patio garden

**JD COMMERCIAL,
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