



To Let By Private Treaty Subject to Contract

**DOUBLE FRONTED SHOP PREMISES – CURRENTLY CONFIGURED AS TWO TREATMENT ROOMS AND WAITING AREA**

**3 ALLHALLAND STREET, BIDEFORD, NORTH DEVON, EX39 2JD**

**RENTAL: £8,000 PER ANNUM**

- Town Centre location, close to High Street and Car Parking*
- Double fronted shop premises with two treatment rooms, both with natural light*
- Additional specification including central heating, toilet, kitchenette / store and waiting room*
  - Eligible for 100% small business rates relief*
  - Available due to relocation*

**LOCATION**

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

**THE SITUATION**

The unit is situated within the pedestrianised thoroughfare of Allhalland Street which leads directly from the town's High Street. There are an assortment of mixed retail, office and leisure users in the immediate vicinity with Lloyds Bank fronting the High Street entrance to Allhalland Street. Car parking within the municipal car park at Bridge Street is opposite.

## **THE PROPERTY AND CONSTRUCTION**

Being ground floor Town Centre premises with a double frontage and central entrance door and hallway. Off the hallway are two treatment rooms, each of 123 sq.ft (11 sq.m), as well as a waiting area. Additional specification includes radiator heating, vinyl flooring, downlighters, toilet and kitchenette / store.

## **THE PROPOSAL**

The premises are available by way of a new internal repairing and insuring lease with maintenance and decoration of the shop front.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £4,100 Rates Payable: £2,058 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 are advised to make their own enquiries of Torridge District Council.

## **VAT**

Payable, if applicable, at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR**

#### **RETAIL UNIT**

Central entrance door to hallway with vinyl flooring, downlighters, radiator heating

#### **TREATMENT ROOM 1**

123 sq.ft (11 sq.m) with natural light, radiator heating, downlighters, vinyl floor

#### **TREATMENT ROOM 2**

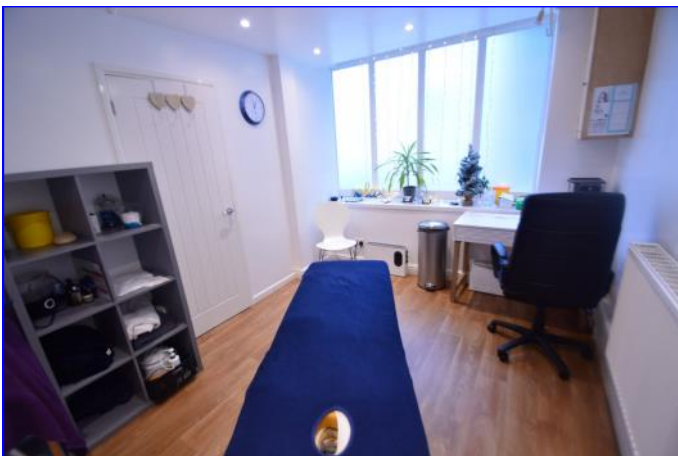
123 sq.ft (11 sq.m) with natural light, radiator heating, downlighters, vinyl floor

#### **WAITING ROOM**

Radiator heating, uplighters, vinyl floor

#### **STORE / KITCHENETTE**

Basin, electric boiler



### **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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