



For Sale By Private Treaty Subject to Contract

GROUND FLOOR COMMERCIAL PREMISES SUITABLE FOR OFFICES, RETAIL, WORKSPACE, BEAUTY, TREATMENT ROOMS ETC

4 THE SQUARE, BRAUNTON, NORTH DEVON, EX33 2JD

PRICE: Offers invited in region of £154,950 Freehold (share of Freehold)

- ***Prominent trading location on the Village Square of this popular coastal village***
- ***Ground floor premises currently configured as reception office plus 4 offices, kitchen and toilet***
 - ***Double window display and access doors***
 - ***Suitable for a wide variety of office, beauty, treatment or workspace uses***
 - ***Rare opportunity to acquire Freehold commercial property in the village***
 - ***Car parking space for 1 vehicle to rear***
 - ***Eligible for 100% small business rates relief***

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 premises, are former solicitors offices and overlook the village Square as well as having a double window frontage and two access doors to the front. At present the premises is configured as reception office with 4 further offices providing total floor space of 504 sq.ft (47 sq.m) as well as kitchenette and toilet. To the rear of the property is a car parking space as well as rear access.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest (shared Freehold with the two first floor residential flats).

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £7,500 Rates Payable: £3,765 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

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

RECEPTION OFFICE

109 sq.ft (10 sq.m) Entrance door, window display, carpet, false ceiling, lighting, door to adjoining front office

REAR OFFICE

81 sq.ft (8 sq.m) Carpet, false ceiling, lighting

TOILET

Low level w.c., wash hand basin

SECOND FRONT OFFICE

152 sq.ft (14 sq.m) Entrance door, window display, carpet, false ceiling, lighting, door to adjoining front office

REAR OFFICE 2

79 sq.ft (7 sq.m) Carpet, false ceiling, lighting

REAR OFFICE 3

83 sq.ft (8 sq.m) Carpet, false ceiling, lighting

KITCHEN

Rear entrance door

OUTSIDE

Car parking space for 1 vehicle in rear service yard



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,
42 RIDGEWAY DRIVE,**

**BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk