



To Let By Private Treaty Subject to Contract

RETAIL PREMISES WITH REAR WORKROOMS AND LOFT STORAGE - ELIGIBLE FOR 100% SMALL BUSINESS RATES RELIEF

51A BEAR STREET, BARNSTAPLE, NORTH DEVON, EX32 7DB

RENT: £5,500 per annum

- ☐ ***Town Centre location close to Queen Street car park and Queens Walk Shopping Arcade***
- ☐ ***Retail space of 420 sq.ft (39 sq.m) having been redecorated, new electrics installed, new floorboards to be fitted, LED lighting and electrical sockets***
 - ☐ ***Rear workspace and storage of 809 sq.ft (75 sq.m)***
 - ☐ ***Eligible for full business rates relief***
 - ☐ ***2 on street loading bays close by***

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 fronts Bear Street and is close to Queens Walk Shopping Arcade and Queen Street car park. There are a wide variety of retail, office and leisure users in the immediate vicinity with the area having many unique and independent operators.

ACCOMMODATION

The premises has a single fronted window display and LED lighting within the shop and has been subject to recent works including redecoration, installation of new electrics and new floorboards (to be finished). To the rear of the shop are 3 additional rooms and loft storage which provide 809 sq.ft (75 sq.m) including kitchen and toilet / shower facilities. There are 2 on street loading bays close by.

Shop Depth (max)	50'10	(15.50m)
Internal Width (max)	8'2	(2.50m)
Net Internal Area	420 sq.ft	(39 sq.m)
Store 1	264 sq.ft	(25 sq.m)
Loft above store 1	275 sq.ft	(26 sq.m)
Kitchen / store	170 sq.ft	(16 sq.m)
Store	100 sq.ft	(9 sq.m)
Toilet with low level w.c., wash hand basin and shower		

TERMS

The premises are available by way of a new lease term.

PLANNING

A variety of uses within Class E of the Town and Country (Use Classes Order 1987).

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £6,900 Rates Payable: £3,640 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.

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

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