



To Let By Private Treaty - Subject to Contract

**BAR AND LIVE MUSIC VENUE WITH LICENCE UNTIL 3.30AM**

**39 BOUTPORT STREET, BARNSTAPLE, NORTH DEVON, EX31 1SB**

**RENTAL: £19,000 per annum**

- Prominent Town Centre location close to other leisure establishments including JD Wetherspoons***
  - Refurbished and refitted in 2022 specifically for bar, music and club use***
- Floor area of 2,844 sq.ft (264 sq.m) configured as bar, dance floor and stage plus toilets, cellar, green room and storage***
  - Specification including air conditioning, electrical work and lighting to suit bar/club use, air exchange system, cellar***
    - Car parking for 3-4 vehicles***
    - 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**

Occupying a highly prominent corner location on Boutport Street and Queen Street. The premises is close to a wide variety of retail, office and leisure operators including JD Wetherspoons, Rieker Shoes and Coral bookmakers as well as the Town's Pannier Market and municipal car park within Queen Street. It is also adjacent to the redevelopment entrance from Queen Street car park to Boutport Street. The central location of the subject property means that it is also within close proximity of the Town's High Street.

## **THE PROPERTY AND CONSTRUCTION**

Being a ground floor lock up bar, club and music venue the premises was purpose refurbished and refitted for this use. Extending to 2,844 sq.ft (264 sq.m) the premises is configured as 1,431 sq.ft (133 sq.m) bar, club and dance floor with the remainder of the space offering cellar, toilet facilities, green room and storage. Works undertaken in 2022 include air conditioning, lighting, cellar install, concrete bar install, acoustic panels, CCTV, flooring, stage, toilets, air exchange system, water tanks along with a further extensive list of works. To the rear of the property is car parking for 3-4 vehicles as well as a fenced bin store and rear entrance.

## **THE PROPOSAL**

The premises are available by way of a new lease. A service charge is levied for maintenance of the exterior of the property, capped at £2,000 pa. Buildings insurance for the premises is currently £971 pa.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £21,000 Rates Payable: £10,542 based on uniformed business rate of 50.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

## **LICENCE**

The premises is let with the benefit of the existing premises licence, previously Mon-Sun 10am – 3.30am plus associated daily event licencing.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **VAT**

If applicable, at the prevailing rate.

## **THE ACCOMMODATION** (*comprises*)

### **GROUND FLOOR**

#### **MAIN BAR AREA**

Max width 32'9 (10.00m)

Max Depth 54'8 (16.65m)

GIA 1,431 sq.ft (133 sq.m) Concrete return bar servery, LED wall lighting, LED bar lighting, acoustic panels, air exchange system, air conditioning, box office, entrance lobby, stage, sound booth, lighting rig and cabling

#### **ANCILLARY AREAS**

1,413 sq.ft (131 sq.m) Comprising cellar, green room, store, 2 x gents toilets with urinals and low level w.c., ladies toilets with 5 cubicles, wet room, storage

#### **OUTSIDE**

To the rear of the property is a fenced bin store and 3-4 car parking spaces.

### **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 with drawn.

### **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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