



PROMINENT HIGH STREET PREMISES HAVING FORMERLY OPERATED AS A BAR AND PREZZO RESTAURANT

KNOWN AS

**96 HIGH STREET, BARNSTAPLE,
NORTH DEVON, EX31 1HR**

To Let By Private Treaty Subject to Contract

- *Attractive stone and brick frontage with single fronted window display*
- *GIA 3,314 sq.ft (308 sq.m) with tiled flooring, feature roof lantern and lighting, air conditioning and rear patio beer garden*
- *Ground floor with bar server, cellar, kitchen and toilet facilities*
- *2 upper floors providing 1,000 sq.ft (93 sq.m) per floor configured as offices, storage and additional toilet facilities*
 - *Suitable for a wide variety of catering, leisure and retail operations*
- *Occupiers close by including Tesco Express, Boots Opticians and The Entertainer*

INITIAL RENTAL: £30,000 per annum

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 subject property is situated on the entrance to the Town's High Street and is adjacent to Tesco Express with other assorted retail, office and leisure users in the immediate vicinity including Boots Opticians, The Entertainer, Halifax and HSBC as well as independent retailers.

ACCOMMODATION

The three storey premises has a ground floor stone façade, with glazed frontage and stone pilasters. The two upper floors have a brick faced front elevation. The ground floor of the premises has been extended to provide additional floorarea and has a feature roof lantern providing plenty of natural light to the rear of the property. Totalling 3,314 sq.ft (308 sq.m) the ground floor is currently configured as lounge bar/restaurant with bar server, toilets, plant room, cellar and kitchen.

Specification of the premises includes tiled flooring, air conditioning, feature lighting, wood burner with the kitchen including a walk in chiller, non slip flooring and extraction system. The two upper floors, previously office accommodation, have more recently been used as storage, with each floor offering 1,000 sq.ft (93 sq.m) which includes additional toilet facilities To the rear of the property is a patio beer garden.

Internal Width Max. 37`5 (11.40 m)
Shop Depth 100`6 (30.65 m)

GIA 3,314 sq.ft (308 sq.m)

First and Second Floors – each providing circa 1,000 sq.ft (93 sq.m)

TERMS

The premises are available by way of a new lease term to be held on a full repairing and insuring basis. It is proposed the initial rent is £30,000 per annum with pre-agreed annual rental increases for the first 5 years giving a stepped rental deal.

DEPOSIT AND REFERENCES

A deposit and references are required subject to tenant status.

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 (2026 listing): £39,500 Rates Payable: £19,829 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.

ENERGY PERFORMANCE CERTIFICATE

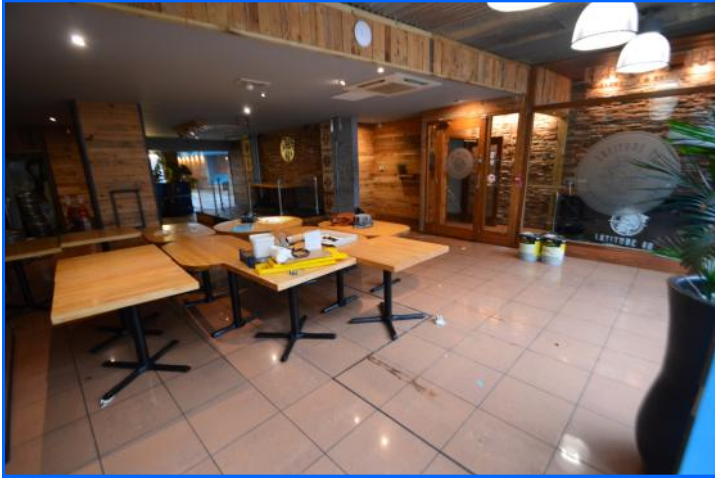
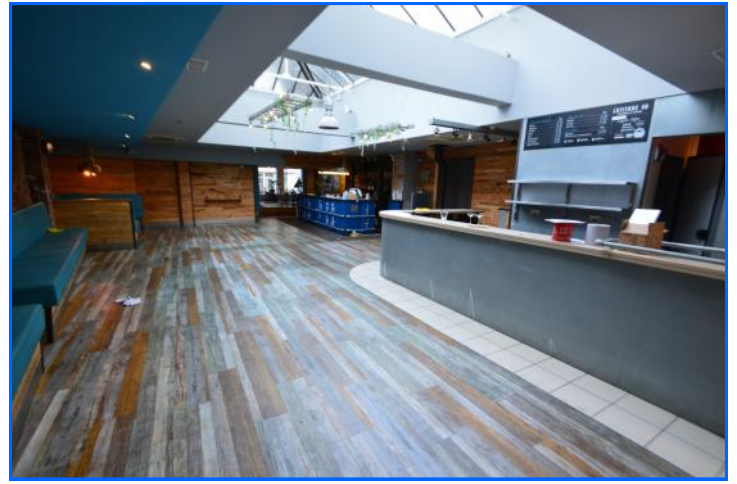
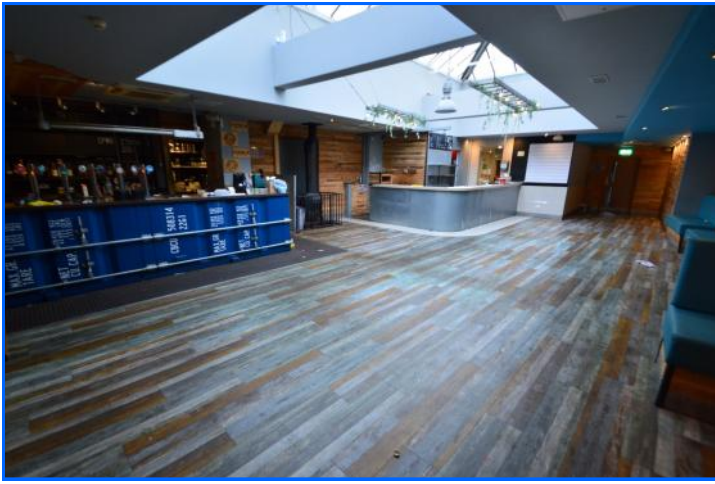
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

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 (01237) 424053.



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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