



For Sale / To Let By Private Treaty - Subject to Contract

PROFITABLE CYCLE HIRE BUSINESS LOCATED AT BARNSTAPLE RAILWAY STATION ON WELL KNOWN TARKA TRAIL / SOUTH WEST FOOTPATH ROUTE

TARKA TRAIL CYCLE HIRE, THE RAILWAY STATION, BARNSTAPLE, NORTH DEVON, EX31 2AU

PRICE: Offers are invited in the region of £84,950 for the Leasehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV (estimated £51,000)

- *Convenient location at Barnstaple Railway Station*
 - *Train Station car park adjoining*
- *Self contained office, fully equipped workshop and covered hardstanding within Barnstaple Train Station*
- *Operating March – October, 7 days per week, 9.15am-5pm, with vast majority of income from bike rental but additional servicing undertaken*
 - *Low cost base with rent of £6,400 per annum and business rates exemption*
 - *Stock comprising of 186 bikes, including e-bikes, and sign written van*
 - *Website included with online booking system*

THE 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 are located within Barnstaple Train Station, being an ideal position for collection of bicycles, customer parking as well as giving customers convenient and quick access to the famous Tarka Trail.

THE PROPERTY AND CONSTRUCTION

Comprising of a self contained unit with Barnstaple Train Station configured as reception, workshop, stores, mezzanine store and 2 hard standing areas, with one being covered.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest, with the property available by way of an assignment of the existing agreement, at a current rent of £6,400 per annum.

THE BUSINESS

The business was established in 1993 with our client having operated for the past 11 years. Current operating season is March – October, 7 days per week (6 days in March), 9.15am-5pm, although this could be extended if desired. Turnover for 2025 was £115,000 with a net profit of £58,000 having paid £25,000 in wages (all staff are part time with the exception of the owners' partner who undertakes the management of the business). Having a relatively low cost base with a rent of £6,400 pa, the business currently receives 100% small business rates relief with electricity sub metered which last year was approximately £250. Bookings can be made by telephone or online booking as well as walk in trade. With the Tarka Trail being well known in its own right the business also produces 35,000 leaflets which are distributed with a wide of tourist attractions and destinations. The majority of the trade undertaken is by way of daily hire, but multiple days and weekly rentals are also undertaken, with the latter giving enough time to cover the coast to coast route between Ilfracombe and Plymouth. Each bike is fitted with a tool kit and helmets are offered at no extra cost. A bike will typically have a rental life of up to 5 years, e-bike 2-3 years, at which point they are sold. Further income is also derived from bike servicing, which could be further extended out of the main season.

THE STOCK

Any current stock to be purchased at valuation upon completion, which includes 186 bikes, 10 being e bikes, 35 trailers, associated accessories and a VW T5 Mutivan which is sign written. Stock level estimated at £51,000 although the business vehicle does not necessarily need to be included which makes up £15,000 of the stock value.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION (comprises)

GROUND FLOOR

Fenced hardstanding area

RECEPTION

240 sq.ft (22 sq.m) Double entrance doors, counter, skylight, bike display / storage

WORKSHOP

161 sq.ft (15 sq.m) Door to covered hardstanding overlooking station platform, assorted bike repair and servicing clamps, stands and tools.

2 x BIKE STORES

One with mezzanine floor for further bike storage

TOILET

Hand washing facilities

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
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