To Let By Private Treaty Subject to Contract

COASTAL VILLAGE CENTRE RETAIL / OFFICE PREMISES WITH DOUBLE FRONTED WINDOW DISPLAY

26A NELSON ROAD
WESTWARD HO!, BIDEFORD, NORTH DEVON, EX39 1LF

RENTAL: £7,000 per annum

- ***Within village centre and on main arterial road***
- ***Retail / office premises with GIA 360 sq.ft (33 sq.m)***
- ***Prominent double glazed double frontage***
- ***Carpeted flooring, LED lighting, false ceiling, double glazing, kitchenette / stockroom and toilet facilities***
- ***Eligible for 100% small business rates relief***
- ***Available by way of a new lease***

LOCATION

This well-known seaside village welcomes a steady stream of visitors every year, thanks to its wide expanse of sandy beach, attractions and events. It has a strong resident community that makes use of the village's shops, cafes, pubs and restaurants, and the Local Plan allows for business development and the building of around 1,000 new homes. Being also only 1 mile from the larger village of Northam, 2 miles from the pretty fishing village of Appledore, and 2 miles from the larger town of Bideford, people tend to move freely between these locations (linked by a regular bus route), which is of benefit to any businesses based here. North Devon's commercial centre of Barnstaple is also near-by (11 miles).

THE SITUATION

The premises is located on Nelson Road, being the main retail parade and main road which leads through this busy North Devon expanding resort village. Westward Ho! is renowned for its pebble ridge, access to the Torridge estuary and the famous sandy beach. Residential developers have taken advantage of the coastal location and views having constructed many unique coastal apartments. The subject property is within the central core of the village opposite the village Premier Convenience Store, bakery and butchers with the Pharmacy, ATM, Spar / Post Office, main municipal car park and village green all very close by.

ACCOMMODATION

The property comprises of a ground floor double fronted lock up shop / office unit of 360 sq.ft (33 sq.m) and is suitable for a wide variety of trades and immediate use. Specification of the premises includes carpeted flooring with recessed LED lighting, double glazed windows and door, kitchenette / store and toilet facilities.

Internal Width Max	19`5	(5.90 m)
Shop Depth Max	18`6	(5.65 m)

Gross Internal Area 360 sq.ft (33 sq.m)

Kitchenette / stockroom with stainless steel single drainer sink and hot water heater

Toilet with low level w.c. and wash hand basin

TERMS

The premises are available by way of a new lease term on internal repairing and insuring terms, with Tenant responsibility for maintenance and decoration of the shop front.

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 verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £5,000 Rates Payable: £2,510 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 Torridge 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
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