JAMES DOBLE COMMERCIAL

FREEHOLD HIGH STREET PREMISES – ADJACENT TO THE ENTERTAINER

KNOWN AS

15 HIGH STREET, BARNSTAPLE, NORTH DEVON, EX31 1BG

For Sale By Private Treaty Subject to Contract

- ***Double fronted shop unit with GIA 1,041 sq.ft (97 sq.m) plus toilet facilities and rear yard***
- ***First floor of 1,043 sq.ft (97 sq.m) storage / workspace plus second floor store***
- ***Recent works undertaken including LED lighting, rewiring, new fuse board***
- ***Suitable for a wide variety of retail, leisure and service industry uses***
- ***Occupiers close by including Tesco Express and The Entertainer***

PRICE: Offers invited in region of £125,000 for the Freehold Interest

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 The Entertainer Toy Shop with other assorted retail, office and leisure users in the immediate vicinity including Boots Opticians, Tesco Express, Halifax and HSBC as well as independent retailers.

ACCOMMODATION

The Grade II Listed property is of three storey construction under a pitched slate roof, with a latter two storey extension. Having a glazed double frontage the ground floor extends to 1,041 sq.ft (97 sq.m) plus

rear toilet facilities and a walled rear yard, with the first floor providing workspace / storage of an additional 1,043 sq.ft (97 sq.m) plus a stockroom on the second floor. Specification of the premises includes toilet facilities, kitchenette, false ceiling with LED lighting, recent rewiring and installation of a new fuse board.

Internal Width 15`7 (4.75 m)
Shop Depth 72`1 (21.95 m)
Gross Internal Area 1,041 sq.ft (97 sq.m)

First floor configured as two rooms circa 1,043 sq.ft (97 sq.m)

Second floor storage 225 sq.ft (21 sq.m)

PROPOSAL
Our client is inviting offers for the Freehold interest.

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): £18,250 Rates Payable: £9,162 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
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