JAMES DOBLE COMMERCIAL

To Let By Private Treaty Subject to Contract

PROMINENT HIGH STREET RETAIL PREMISES – AVAILABLE WITH TENANT'S ROLLING BREAK CLAUSE AFTER 12 MONTHS

103 HIGH STREET
BARNSTAPLE, NORTH DEVON, EX31 1HR

RENT: £18,000 per annum, additional warehouse available by separate negotiation

- ***Single fronted shop premises with rear warehouse /workspace available by separate negotiation***
- ***Premises of 1,355 sq.ft (126 sq.m) with LED lighting, air conditioning, rear entrance for unloading***
- ***Warehouse of 974 sq.ft (90 sq.m) available by separate negotiation***
- ***Available on flexible lease term with Tenant's rolling break from month 12***

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 Halifax and HSBC as well as many strong independent retailers.

ACCOMMODATION

The property comprises of a ground floor single fronted lock up shop with rear entrance and loading space. Specification of the premises includes carpet, false ceiling with recessed LED lighting, air conditioning, office (could be removed), showroom (could be removed), kitchenette and toilet facilities. Access to the warehouse (which is available by separate negotiation) is gained from the rear service yard.

Internal Width Max.	23'3	(7.10 m)
Shop Depth	49'7	(15.10 m)
Net Internal Area	1,355 sq.ft	(126 sq.m)

Incorporating rear office and showroom

To the rear of a the property is a service yard for unloading as well as access to a warehouse of 974 sq.ft (90 sq.m), which is available by separate negotiation if desired.

TERMS

The premises are available by way of a new lease term on an internal repairing and insuring terms, with Tenant responsibility for maintenance and decoration of the shop front. The Landlord is willing to grant a Tenant's rolling break clause from month 12, with 3 months written notice, if desired.

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): £22,750 Rates Payable: £11,421 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

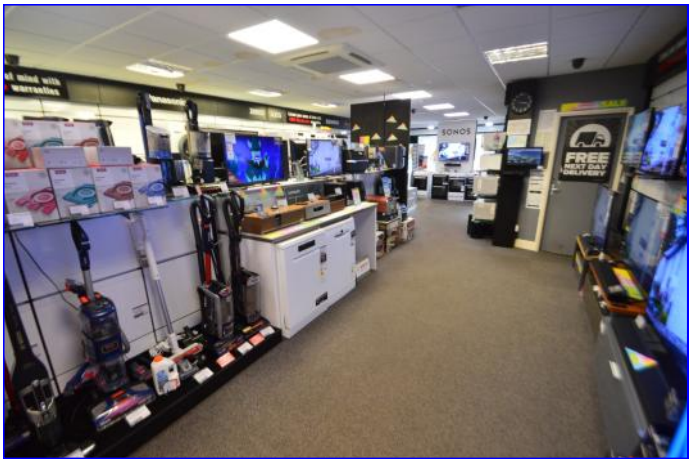
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

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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