For Sale / To Let By Private Treaty Subject to Contract

**FORMER PAPA JOHNS PIZZA TAKE-AWAY PREMISES – PART FITTED WITH EXTRACTION, COLD ROOM, COUNTER ETC**

**23 BOUTPORT STREET, BARNSTAPLE, NORTH DEVON, EX31 1RP**

**PRICE: Offers invited in the region of £150,000 Freehold or RENTAL: £15,000 per annum**

- ***Prominent double fronted shop premises***
- ***Fitted with cold room, extraction system, non-slip flooring, tiled walls, LED lighting, counter, air conditioning, fire and intruder system***
- ***Waiting area and main kitchen servery, office, prep space, wash room***
- ***Ground floor extending to 1,282 sq.ft (119 sq.m)***
- ***First floor currently configured as staff rooms, storage and toilets, 1,160 sq.ft (108 sq.m)***
- ***Potential for first floor accommodation subject to suitable planning consent***

## 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 property is situated on Boutport Street close to the entrance to Joy Street and Green Lanes Shopping Centre and Multi storey car park. The property therefore provides good access to the town centre and related services with transportation links being further increased with bus stops close by.

## THE PROPERTY AND CONSTRUCTION

The premises are arranged over two floors and believed to be of cavity wall construction beneath a flat and parapeted roof. The ground floor comprises of approximately 1,282 sq.ft (119 sq.m) and is currently configured as waiting area, counter servery and take-away kitchen, walk in chiller, office, wash room, prep space and storage. Specification of the ground floor includes non slip flooring, tiled walls, false ceiling with recessed LED lighting, extraction system, gas interlock, air conditioning, walk in chiller as well as fire and intruder systems. The first floor provides 1,160 sq.ft (108 sq.m) comprising 2 x staff rooms, storage and toilet facilities. It is thought the first floor could easily be adapted to staff accommodation, subject to necessary planning consent.

## TERMS

The premises are made available by way of a new lease, to be held on a full repairing and inuring basis. Alternatively Freehold proposals will be considered.

## RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £16,250 Rates Payable: £8,158 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 to bear their own legal costs.

## VAT

If applicable, at the prevailing rate.

## THE ACCOMMODATION *(comprises)*

## GROUND FLOOR

Double bay frontage with central entrance door to waiting / ordering area with counter servery

**KITCHEN**
664 sq.ft (62 sq.m) Non slip flooring, extraction, tiled walls, false ceiling with recessed LED lighting, gas interlock, air conditioning, stainless steel wash hand basin

**WALK IN CHILLER**

**OFFICE**
64 sq.ft (6 sq.m) radiator heating, non slip flooring

**STORE / PREP SPACE**
67 sq.ft (6 sq.m)

**STORE / PREP SPACE**
62 sq.ft (6 sq.m)

**WASH ROOM**
45 sq.ft (4 sq.m) Plumbing for sink unit

**STORE / PREP SPACE**
80 sq.ft (7 sq.m)

## FIRST FLOOR

**LANDING AREA**
243 sq.ft (23 sq.m)

**STAFF ROOM**
137 sq.ft (13 sq.m) Stainless steel single drainer sink unit, carpet, false ceiling, LED lighting

**TOILETS**
2 x toilets

**STAFF ROOM**
680 sq.ft (63 sq.m) Carpet, false ceiling, LED lighting, windows across whole width of room giving plenty of natural light


**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


JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

TEL: 01237 424053 / 07868 846357

JAMES DOBLE
COMMERCIAL
ALL ENQUIRIES
01237 424053

PIZZA
Barnstaple
PAPA JOHNS
Barnstaple