



To Let By Private Treaty - Subject to Contract

ROADSIDE COMMERCIAL PREMISES WITH CAR PARKING – SUITABLE FOR A WIDE VARIETY OF USES

**ST GEORGES HOUSE
ST GEORGES ROAD, BARNSTAPLE, NORTH DEVON, EX32 7AS**

RENTAL: £26,000 per annum

- Extensive frontage and window display*
- Trading areas over two floors, ground floor 2,615 sq.ft (243 sq.m) and first floor 2,319 sq.ft (215 sq.m)*
 - Edge of Town trading location*
 - Previously utilised as retail and office premises*
 - On site car parking to front of premises*

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 situated in an edge of Town location, a level 5 minute walk from the Town's High Street, and adjacent to the Texaco garage and Londis convenience store.

TERMS

The premises are available by way of an assignment of the existing 6 year lease from September 2023. Alternatively, a new lease from the Landlord maybe available, subject to references etc.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £30,000 Rates Payable: £14,460 based on uniformed business rate of 48.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

ACCOMMODATION

Arranged over two floors, with extensive ground floor frontage and window display as well as front and rear windows at first floor level. The ground floor is predominately open plan with a delivery / storage bay. The first floor, although mainly open plan, also has 2 offices and a storeroom. Additional specification includes central heating, concrete floors, kitchenette and toilet facilities.

GROUND FLOOR

MAIN RETAIL AREA

GIA 1,931 sq.ft (179 sq.m) Window display, false ceiling, double entrance doors, toilet and kitchenette

DELIVERY BAY / STORAGE

684 sq.ft (64 sq.m) Double doors

FIRST FLOOR

OFFICE

564 sq.ft (52 sq.m) Radiator heating

MAIN AREA

GIA 1,562 sq.ft (145 sq.m) Radiator heating, windows

front and rear, concrete floor, toilet facilities, strip lighting

STORE

GIA 193 sq.ft (18 sq.m) Irregular shape

OUTSIDE

There is car parking to the front of the premises.

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.

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

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