



TOWN CENTRE COMMERCIAL FREEHOLD EXTENDING TO OVER 2,300 SQ.FT (214 SQ.M) CURRENTLY CONFIGURED AS TREATMENT ROOMS ON GROUND AND FIRST FLOOR

KNOWN AS

**30 LITCHDON STREET,
BARNSTAPLE, NORTH DEVON, EX32 8ND**

For Sale By Private Treaty Subject to Contract

- *Currently configured as ground floor reception, 4 treatment rooms, changing rooms plus storage*
- *First floor rehabilitation space, 3 treatment rooms, kitchen and storage*
- *Two street level access doors and two internal staircases*
- *Close to Barnstaple Town Centre with car parking close by*
- *Suitable for a wide variety of commercial uses*

PRICE: Offers are invited in the region of £199,950 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

9 Litchdon Street is a Grade II listed building set in one of the oldest streets in the ancient market town of Barnstaple. The property has been utilised as treatment rooms for many years but is suitable for a wide variety of commercial uses such as offices, health and beauty, workrooms etc. Situated just off the Town Square the property is also close to car parking with Belle Meadow Car Park.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest of the entire.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are verbally advised by the Local

Rating Authority that the premises are currently assessed as follows:- Rateable Value: £17,750 Rates Payable: £8,911 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.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION

(comprises)

GROUND FLOOR

RECEPTION

439 sq.ft (41 sq.) Central entrance door and lobby, double frontage, carpet, radiator heating, strip lighting

CHANGING ROOMS

93 sq.ft (9 sq.m) Carpet, strip lighting

OFFICE 1

131 sq.ft (12 sq.m) Carpet, radiator heating

OFFICE 2

168 sq.ft (16 sq.m) Carpet, radiator heating, double glazing, wash hand basin

OFFICE 3

142 sq.ft (13 sq.m) Vinyl flooring, radiator heating, double glazing, wash hand basin

OFFICE 4

178 sq.ft (17 sq.m) Tiled flooring, window display, radiator heating

TOILETS

Ladies and gents toilets

FIRST FLOOR

REHABILITATION SPACE

562 sq.ft (52 sq.m) Double glazed sash window, carpet, radiator heating, strip lighting, separate toilet

OFFICE 5

256 sq.ft (24 sq.m) Carpet, radiator heating, wash hand basin

KITCHEN

Eye and base units, worktop, stainless steel single drainer sink

OFFICE 6

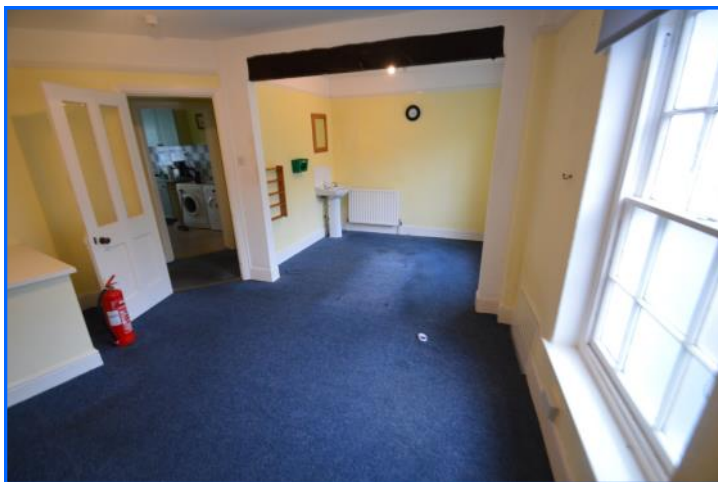
179 sq.ft (17 sq.m) Carpet, radiator heating, wash hand basin

OFFICE 7

100 sq.ft (9 sq.m) Carpet, radiator heating

CHANGING ROOM

With separate toilet



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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