



For Sale By Private Treaty Subject to Contract

RARE OPPORTUNITY TO PURCHASE RETAIL PREMISES IN WOOLACOMBE VILLAGE CENTRE

1-2 BARTON ROAD, WOOLACOMBE, NORTH DEVON, EX34 7BA

PRICE: Offers are invited in the region of £329,950 Freehold

- *Prominent coastal village centre location*
- *Double fronted shop unit with floor area of 431 sq.ft (40 sq.m)*
 - *Mezzanine retail / storage of 137 sq.ft (13 sq.m)*
- *Solar panels fitted to roof producing electricity for shop*
- *Rare opportunity to acquire vacant Freehold premises*
- *Of interest to owner occupiers and investors alike*
- *Suitable for a wide variety of retail / leisure uses*
- *Eligible for 100% small business rates relief*

LOCATION

Woolacombe is well known as a very popular destination for family holidays, thanks to its long sandy beach (consistently recognised by bodies such as TripAdvisor as one of the best in the UK), good surf, range of family amusements, and natural beauty. Though this large village's resident population is small at around 1,000, a very healthy year-round tourist trade helps support a range of businesses including independent shops, cafes, pubs and restaurants, and Woolacombe continues to attract large amounts of investment. North Devon's commercial centre of Barnstaple is just 12 miles away, and the notable towns and villages of Ilfracombe (5 miles) and Croyde (4 miles) are also nearby. A bus service runs from Woolacombe to Barnstaple, Ilfracombe, Combe Martin and Morteohoe.

THE SITUATION

The property is situated in the heart of Woolacombe Village and occupies a prominent location on Barton Road, close to the crossroad with West Road, being the two main retail streets within the village. There are a variety of mixed retail and leisure users in the immediate vicinity including Sunpot Amusements, bring additional footfall to the road.

THE PROPERTY AND CONSTRUCTION

The property comprises of double fronted shop unit and a prominent window display at ground floor level with rendered elevations above all under a pitched slate roof, which has been fitted with solar PV panels which produce electricity for the premises. Internally the ground floor is 431 sq.ft (40 sq.m) with a mezzanine balcony offering an additional 137 sq.ft (13 sq.m) of retail / storage space. Internally the premises has part tiled part carpeted flooring, spot lighting, valuated ceiling with exposed beams and mezzanine balcony. Although the premises does not have a toilet connected at present it has previously had one at ground floor level. We understand the pipes remain in situ and have been capped should anyone wish to reconnect such facilities.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

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 (2017 Listing): £11,000 Rates Payable: £5,522 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own

enquiries of North Devon District Council.

VAT

We understand VAT is not applicable.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double fronted shop premises

Shop Depth (max)	18'7	(5.66 m)
Internal Width (max)	22'11	(7.00 m)
Gross Internal Area	431 sq.ft	(40 sq.m)

MEZZANINE FLOOR RETAIL / STORAGE

137 sq.ft (13 sq.m)



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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