



To Let By Private Treaty Subject to Contract

**REFURBISHED GROUND FLOOR RETAIL / OFFICE PREMISES**

**103 BOUTPORT STREET, BARNSTAPLE, NORTH DEVON, EX31 1SY**

**RENTAL: £7,000 per annum**

- Double fronted Town Centre premises with prominent window display*
- Refurbished premises including new flooring, kitchen, toilet, decoration*
  - Suitable for a wide variety of retail, office or service industry uses*
    - 343 sq.ft (32 sq.m) plus kitchen and toilet*
- Business rates to be assessed although expected to be eligible for 100% small business rates relief*

**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 within a Town Centre location between the town's High Street and the main municipal car parking at Queen Street. There are a mixed variety of users in the immediate vicinity including office and retail, as well as leisure users including Wetherspoons.

## THE PROPERTY AND CONSTRUCTION

Being a lock up ground floor retail / office premises with prominent frontage and window display. The premises has been refurbished including new laminate flooring, kitchen, toilet, redecoration and has a retail floor area of 343 sq.ft (32 sq.m) plus welfare rooms.

## THE PROPOSAL

The premises are available by way of a new lease. Water and gas central heating are included within the rent with electricity being metered. It is expected the premises will be ready for occupation in April 2025.

## RATES

Currently forming part of a larger assessment, the premises are to be reassessed but expected to be eligible for small business rates relief. Occupiers are advised to make their own enquiries of North Devon District Council.

## VAT

If applicable, at the prevailing rate.

## THE ACCOMMODATION (comprises)

### GROUND FLOOR

#### **DOUBLE FRONTED OFFICE / RETAIL PREMISES**

26'8 x 14'3 (8.15m x 4.35m) Double fronted window display, laminate flooring, lighting, radiator heating

#### **KITCHENETTE**

Base unit, worktop, stainless steel sink

#### **TOILET**

Low level w.c. and wash hand basin



### 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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