



To Let By Private Treaty Subject to Contract

**HIGHLY PROMINENT QUAYSIDE RETAIL / OFFICE PREMISES WITH
DOUBLE FRONTAGE**

**23 THE QUAY
BIDEFORD, NORTH DEVON, EX39 2EZ**

RENT: £12,000 per annum

- Town Centre location close to car parking*
 - Overlooking The Quay*
- Double and return fronted window display*
- GIA 416 sq.ft (39 sq.m) plus office, kitchen, store and toilet*
- Eligible for 100% small business rates relief*

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The premises are situated on The Quay, close to Bridgeland Street. There are a wide variety of retail, office and leisure users in the immediate vicinity including Nationwide and the Post Office. The Quay being the main arterial road into and through Bideford and is also the location for much of the Town's car parking.

THE PROPOSAL

The premises are available by way of a new lease.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £9,400 Rates Payable: £4,719 based on uniformed business rate of 50.2p in the pound. Properties with a rateable value of £12,000 or less are eligible to apply for 100% business rates relief subject to the usual conditions. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torrington 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 responsible for their own legal costs.

ACCOMMODATION

GROUND FLOOR

Double fronted shop display with double entrance doors

MAIN OFFICE / RETAIL AREA

519 sq.ft (48 sq.m) 24'1 (7.35m) x 21'6 (6.55m)
Double fronted window display and return window, part laminate flooring part carpet, electric heating, false ceiling with recessed strip lighting, spot lighting

OFFICE

138 sq.ft (13 sq.m) Carpet, electric heating, false ceiling, uplighters

KITCHEN

Stainless steel single drainer sink, electric heating, vinyl flooring, hot water heater

TOILET

Low level w.c.



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.
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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**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk