



To Let By Private Treaty Subject to Contract

TOWN CENTRE PREMISES BENEFITTING FROM TAKE-AWAY CONSENT BUT SUITABLE FOR OTHER USES SUBJECT TO PLANNING

61 VICARAGE STREET, BARNSTAPLE, NORTH DEVON, EX32 7BT

RENTAL: £15,000 per annum

- Available due to re-location*
- Floor area of 1,741 sq. ft. (162 sq.m)*
- Take-Away planning permission but suitable many uses subject to suitable PP*
 - 4 x car spaces to front*
 - Available on a sublease until 2029*

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 situated on a roadside location on Vicarage Street close to the entrance to Green Lanes Multi-Storey car park as well as Boutport Street. The premises therefore provides good access to the town centre and related services. Transportation links are further increased by the two bus stops close by.

ACCOMMODATION

The premises are located to the east of the main centre on the approach road to Green Lanes Shopping Centre car park. Nearby occupiers include various offices, a dentist, care home, motor car repair garage, restaurant/take-aways, and mixed residential occupiers. 4 x on-site car parking spaces are included within the demise.

Ground Floor Overall ground floor space 1,741 sq.ft (162 sq.m). Largely open plan space with rear stockroom and 2 x w.c.'s. The accommodation is single storey, ground floor.

PLANNING PERMISSION

The existing Planning Permission allows Use under the previous A5 category (Hot Food Take-Away). This Class is now incorporated within the wider Classes E (e-f) and F1. This new Class encompasses retail, financial services, professional services, other appropriate services in a commercial business or service locality, food and drink for consumption (mainly) on the premises, indoor sport, recreation or fitness, medical or health services and uses which can be carried out in a residential area without detriment to its amenity. The premises will thus be

suited to a number of business uses outside restaurant/take-away use.

THE PROPOSAL

Available by way of a sublease from the current Tenant until September 2029, on a full repairing and insuring basis.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023): £15,750 Rates Payable: £7,907 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.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

If applicable, at the prevailing rate.



IMPORTANT NOTICE

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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.
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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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