



To Let By Private Treaty Subject to Contract

**TOWN CENTRE FORMER BEAUTY PREMISES – SUITABLE FOR A
WIDE VARIETY OF TRADES**

10 MARKET STREET, BARNSTAPLE, NORTH DEVON, EX31 1BX

RENTAL: £7,000 PER ANNUM

- Town Centre premises with double window frontage*
- Currently configured as salon and treatment room*
- Toilet facilities and stockroom area with basin*
- Close to Pannier Market and High Street*
- 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 premises is situated on Market Street, between Pannier Market and Joy Street, both of which connect to the town's High Street and Boutport Street. There are an assortment of mixed retail, office and leisure users within close proximity including TSB Bank, Clinton Cards, Costa, JD Sports as well as Banbury's Department Store. The entrance to both Green Lanes Shopping Centre and its Multi Storey car park are also close by.

THE PROPERTY AND CONSTRUCTION

Being ground floor lock up shop premises has most recently been utilised as a beauty salon and treatment room but it suitable for a wide variety of uses. Benefiting from twin window displays, the main retail area is 230 sq.ft (21 sq.m) with an adjoining treatment room of 91 sq.ft (8 sq.m) which has an adjoining stock area with a sink unit. There are also toilet facilities within the premises.

THE PROPOSAL

The premises are available by way of a new lease.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £6,600 Rates Payable: £3,313 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 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.

THE ACCOMMODATION (comprises)

GROUND FLOOR

MAIN SALON

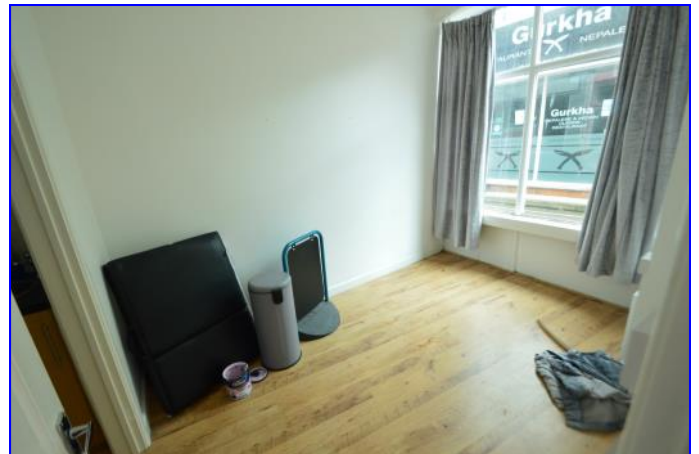
230 sq.ft (21 sq.m) Single fronted window display and access door, laminate flooring, electrical trunking

TOILET

Low level w.c, wash hand basin and hot water heater

TREATMENT ROOM

91 sq.ft (8 sq.m) Window display, laminate flooring, stock area adjoining with base unit, stainless steel basin and hot water heater



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

**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