



For Sale By Private Treaty Subject to Contract

**FREEHOLD INDUSTRIAL / WORKSHOP PREMISES - 982 SQ.FT (91 SQ.M) WITH
FRONT PARKING APRON / YARD**

UNIT 7 NUTTABERRY YARD, BIDEFORD, NORTH DEVON, EX39 4EA

PRICE: Offers invited in region of £165,00 for the Freehold interest

- End of terrace Industrial / workshop premises*
- GIA 982 sq.ft (91 sq.m) comprising of workshop, storage and office*
 - Parking apron / yard to front of 1,500 sq.ft (139 sq.m)*
 - Suitable for a wide variety of uses*

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.

SITUATION

The subject unit is located on a small trading estate off Nuttaberry Hill in Bideford East known as Nuttaberry Yard. There are a variety of commercial operators within the immediate vicinity including Jewsons builders merchants.

THE PROPERTY AND CONSTRUCTION

Being an end of terrace workshop unit of stone construction under a pitched roof. The premises has been extended to side by way of a single storey extension. In total the premises offers 982 sq.ft (91 sq.m) consisting of workshop, office and store as well as an additional mezzanine floor office. Access to the unit is gained via double sliding doors leading into the workshop or by a separate side personnel door. To the front of the premises is a small yard / parking apron of 1,500 sq.ft (139 sq.m).

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £3,700 Rates Payable: £1,783 based on uniformed business rate of 48.2p 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 Torridge 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.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

Mains water, electricity, drainage, telephone connection.

THE ACCOMMODATION (*comprises*)

WORKSHOP

GIA 822 sq.ft (76 sq.m) with double sliding doors, mezzanine floor office

STORE with KITCHENETTE

GIA 160 sq.ft (15 sq.m) including reception office with personnel access door

Toilet with low level w.c.

OUTSIDE

Parking apron to front of c. 1,500 sq ft (139 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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