



To Let By Private Treaty Subject to Contract

**ROADSIDE INDUSTRIAL / WORKSHOP PREMISES OF 1,165 SQ.FT (108 SQ.M)**

**UNIT 7 TWO RIVERS INDUSTRIAL ESTATE,  
BRAUNTON ROAD, BARNSTAPLE, NORTH DEVON, EX31 1JY**

**RENTAL: £12,000 PER ANNUM**

- Highly prominent location on A361 Braunton Road*
- Specification including roller shutter door, double glazed entrance door to reception office, Three Phase Electricity, 4 parking spaces and front display / delivery area*
  - Available by way of a new lease*
  - Eligible for 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 situated on Two Rivers Industrial Estate, which fronts Braunton Road, being the main arterial road from the north into Barnstaple Town. There are a variety of mixed industrial and office users in the immediate vicinity as well as Volkswagen vehicle dealership being located opposite the Estate.

## **DESCRIPTION**

The premises has a floor area of approximately 1,165 sq.ft (108 sq.m) which includes a reception office adjoining the workshop. There is blockwork internal on all elevations with brick facing externally, with the unit accessed either via the roller shutter door or double glazed personnel door. The roof was replaced in 2024 with a new insulated profiled steel panel roof. To the front of the premises is a display / loading area as well as 4 measured car parking spaces.

## **TERMS**

The premises are made available by way of a new lease, with the provision of a service charge for maintenance of communal parts of the Estate as well as buildings insurance for the unit. Rent payment is quarterly in advance.

## **SERVICES**

All mains connected, including gas and Three Phase electricity.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy

Performance Certificate and Recommendation Report.

## **VAT**

Applicable at the prevailing rate.

## **RATEABLE VALUE**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £7,000 Rates Payable: £3,514 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.

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR**

50'3 x 22'3 (15.30m x 6.80m) plus office GIA 1,165 sq.ft (108 sq.m) Double glazed personnel entrance door to reception office with carpet, LED strip lighting. Roller shutter door, tiled floor, toilet facilities.

Display / loading area to the front plus 4 measured car parking spaces.



### **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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