



For Sale / To Let By Private Treaty - Subject to Contract

FREEHOLD OFFICE PREMISES OVER 2 FLOORS, WITH RECEPTION AREA AND PATIO GARDEN

**UNIT 16 CASTLE PARK ROAD, WHIDDON VALLEY INDUSTRIAL ESTATE,
BARNSTAPLE, NORTH DEVON, EX32 8PA**

PRICE: Offers invited in region of £155,000

RENTAL: £12,500 per annum

- End of terrace office*
- Currently configured as two storey office premises with reception, meeting room, open plan office and managers offices*
- 2 parking spaces (plus communal parking on Estate), patio garden, central heating, kitchen and toilet facilities*
- Of interest to owner occupiers and / or investors*

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 just off the A361 / A39 Link Road on the established Business Park of Castle Park Road. Occupants close include Rexel Electrical, Brandon Hire Station and Plumbase.

THE PROPERTY AND CONSTRUCTION

The end of terrace premises are of steel portal frame construction under a profiled insulated roof with brick work to the exterior of the premises to approximately 7ft with insulated profiled cladding above. Providing a ground floor GIA of 598 sq.ft (56 sq.m) with first floor offices of 575 sq.ft (53 sq.m) to the side of the unit is a patio garden with pond. There is car parking for 2 vehicles to the front of the premises, as well as communal parking on the Estate.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest with vacant possession although it should be noted the premises are currently Tenanted as follows:-

Unit 16 – PWH – Rental £11,800 pa, lease expiry, currently holding over.

Alternatively rental propositions will be considered.

PLANS AND SPECIFICATION

Plans are available from the Selling Agents upon request.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): Unit 16 £10,000 Rates Payable: £5,020 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.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Entrance lobby / waiting area

RECEPTION OFFICE

203 sq.ft (19 sq.m) Double glazing, dual aspect, radiator heating, strip lighting, carpet

MEETING ROOM

78 sq.ft (7 sq.m) Double glazing, radiator heating, strip lighting, carpet

KITCHEN

Boiler, double glazing, dual aspect, radiator heating, strip lighting, eye and base units, worktop

Hallway with rear door to patio area with pond

TOILET

FIRST FLOOR

Landing

OFFICE

177 sq.ft (16 sq.m) Double glazing, dual aspect, radiator heating, strip lighting, carpet

OFFICE

338 sq.ft (31 sq.m) Double glazing, radiator heating, strip lighting, carpet

TOILET

OUTSIDE

To the side of the unit is a patio area and pond, with car parking at the front for 2 vehicles, also further communal car parking on the Estate.

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 with drawn.

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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