



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

**FREEHOLD WORKSHOP AND OFFICE PREMISES WITH REAR YARD. CURRENTLY CONFIGURED AS TWO UNITS BUT SUITABLE FOR SOLE OCCUPATION**

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

**PRICE:** Offers invited in region of £419,950 for the Freehold interest or individually Unit 16 £155,000 and Unit 16a £255,000

**RENTAL:** Unit 16 £12,500 per annum, Unit 16a £18,750 per annum

- *End of terrace premises currently configured as two units*
  - *Unit 16 – Two storey office premises with reception, meeting room, open plan office and managers offices*
    - *Unit 16 – 2 parking spaces, patio garden, central heating, kitchen and toilet facilities*
  - *Unit 16a – Configured as workshop 555 sq.ft (52 sq.m) with front and rear roller shutter giving access to rear enclosed yard and garage workshop*
    - *Unit 16a – Ground and first floor offices GIA 1,451 sq.ft (138 sq.m) plus kitchen and toilet facilities*
    - *Of interest to owner occupiers and / or investors as suitable for letting as a whole or in two parts*

**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 premises comprise of two self-contained adjoining units which were previously utilised by one occupier. They are currently configured as an end of terrace two storey office premises, unit 16, with the adjoining unit, 16a, comprising ground floor workshop, reception and offices plus further mezzanine offices and meeting rooms. To the side of unit 16 is a patio garden with pond and to the rear of unit 16a is tarmacadam fenced yard with further garage workshop. The 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. Unit 16 provides a ground floor GIA of 598 sq.ft (56 sq.m) with first floor offices of 575 sq.ft (53 sq.m). Unit 16a provides a ground floor GIA of 1,195 sq.ft (111 sq.m) configured as workshop, offices and toilet. The mezzanine floor within Unit 16a is accessed by a front and rear staircase with 2 offices, kitchen, toilet, workspace and meeting room. To the rear of the unit is a fenced rear yard of 1,603 sq.ft (149 sq.m) which incorporates a garage/workshop for additional storage. There is car parking to the front of both premises, as well as communal parking on the Estate.

## **PLANS AND SPECIFICATION**

Plans are available from the Selling Agents upon request.

## **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest with vacant possession although it should be noted there are currently two Tenants occupying the premises who are vacating as follows:-

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

Unit 16a – On Track Education - £18,750 pa, lease expiry February 2025.

The units are held on two separate titles but can obviously be occupied by one occupier if desired. Alternatively rental propositions will be considered.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as 2 listings:- Rateable Value (2023 Listing): Unit 16 £10,000 Rates Payable: £5,020 and Unit 16a Rateable Value: £14,500 Rates Payable £7,279 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)

### **UNIT 16**

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**

### **UNIT 16A**

### **GROUND FLOOR**

GIA 1,195 sq.ft (111 sq.m) configured as entrance lobby, 3 offices, disabled toilet and incorporating

### **WORKSHOP / WAREHOUSE**

555 sq.ft (52 sq.m) Roller shutter door to front and rear providing access to yard area, stairs to:-

### **FIRST FLOOR**

### **MEZZANINE WORKSPACE**

471 sq.ft (44 sq.m) LED lighting, carpet, false ceiling, radiator heating and incorporating rear office / meeting room

The remainder of the mezzanine floor provides

### **MAIN OFFICE**

340 sq.ft (32 sq.m) Double glazing, carpet, radiator heating

### **2 x TOILETS**

### **KITCHEN**

### **OUTSIDE**

To the rear of Unit 16a is a fenced yard area of 1,603 sq.ft (149 sq.m) which also incorporates a garage of 258 sq.ft (24 sq.m). There is also car parking to the front of both units as well as communal 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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**UNIT 16**



UNIT 16A

