



To Let By Private Treaty Subject to Contract

**MODERN INDUSTRIAL / WORKSHOP PREMISES – 1,067 SQ.FT (99 SQ.M) – ELIGIBLE FOR
100% SMALL BUSINESS RATES RELIEF**

**UNIT 5 UPCOTT BUSINESS CENTRE, UPCOTT AVENUE, POTTINGTON INDUSTRIAL ESTATE, BARN-
STAPLE, NORTH DEVON, EX31 1AT**

RENTAL: £14,000 per annum

- Close to national operators including Jewsons, Howdens, Greggs and Magnet*
 - Modern premises suitable for a wide variety of uses*
 - GAI 1,067 sq.ft (99 sq.m) with suitable eaves height for mezzanine floor*
- Electric roller shutter door access, personnel door, 3 phase electricity, LED lighting, electrical sockets and toilet facilities*
 - Car parking to front of unit plus additional Estate parking*
 - 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.

SITUATION

On a trading Estate of 7 units known as Upcott Business Centre the premises is located just off Upcott Avenue, with assorted operators in the immediate vicinity including Greggs, Nissan, Jewsons, Howdens Joinery, Magnet and Burger King.

DESCRIPTION

Within a small development of 7 terraced industrial / warehouse units, the mid terraced premises has a floor area of 1,067 sq.ft (99 sq.m). Specification includes electric roller shutter door, personnel door, LED warehouse lighting, Three Phase Electricity, 10% translucent roof panels, first floor double glazed windows, electrical sockets, power floated floor, suitable eaves height for mezzanine floor and toilet facilities. There is car parking for 4 vehicles.

THE PROPOSAL

The premises are made available by way of an assignment of the existing lease or new commercial lease, subject to Landlord approval. There is provision for a service charge to be levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, but as the Estate was developed in the last couple years nothing has been levied to date.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £9,200 Rates Payable: £4,618 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 may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

VAT

We understand the property is elected for VAT, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

THE ACCOMMODATION (*comprises*)

UNIT 5

GIA 1,067 sq.ft (99 sq.m) Electric roller shutter door, personnel door, LED warehouse lighting, Three Phase Electricity, 10% translucent roof panels, first floor double glazed windows, electrical sockets, power floated floor, suitable eaves height for mezzanine floor and toilet facilities



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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