



To Let By Private Treaty - Subject to Contract

END OF TERRACE WORKSHOP / INDUSTRIAL UNIT OF 1,501 SQ.FT (139 SQ.M)

**UNIT 7 RIVERVIEW COMMERCIAL CENTRE, RIVERSIDE ROAD,
POTTINGTON INDUSTRIAL ESTATE, BARNSTAPLE, NORTH DEVON, EX31 1QN**

RENTAL: £13,500 per annum

- Modern premises on established Trading Estate*
- End of terrace unit with ground floor of 1,501 sq.ft (139 sq.m)*
- Roller shutter door access, 3 phase electricity, LED warehouse lighting, toilet facilities*
- Currently configured with ground floor reception, waiting room and consultation rooms, plus mezzanine floor offices (all proposed to be removed by Landlords, can be retained if desired)*
 - Parking to front*

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 premises are located on a trading Estate known as Riverview Commercial Centre which is located on Riverside Road. There are a wide variety of users in the immediate vicinity.

THE PROPERTY AND CONSTRUCTION

The premises provides a ground floor of 1,501 sq.ft (139 sq.m) which is currently configured as entrance lobby, reception and waiting room, 2 consultation rooms, 2 x offices and storage. There is a full coverage mezzanine floor providing storage, main office and 4 x consultation offices and kitchen and toilet facilities on both floors. All of these internal works and mezzanine floor are proposed to be removed by the Landlords prior to new Tenants occupation, although they could be retained if new Tenant's desire). Specification includes roller shutter door, personnel access door, Three phase electricity and LED warehouse lighting. There is car parking to the front of the unit.

THE PROPOSAL

The premises are available by way of a new lease, held on a full repairing and insuring basis. The Landlord's are proposing to move the internal offices, reception and mezzanine floor to then offer an open span industrial unit / workshop. If interested parties wish for these parts to remain this can be negotiated for an additional £2,000 per annum.

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 2 listings (ground floor and mezzanine floor):-
Rateable Value (2023 Listing): £10,500 Rates Payable: £5,271 and Rateable Value: £14,250 Rates Payable £7,154 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. Should all of the internal divisions and mezzanine floor be removed the premises would be reassessed.

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)

GROUND FLOOR

GIA 1,501 sq.ft (139 sq.m) Currently configured with entrance lobby, reception and waiting room, 2 consultation rooms, 2 x offices, storage, kitchen and toilet facilities

MEZZANINE FLOOR

GIA 1,501 sq.ft (139 sq.m) Main office, 4 consultation offices, storage, kitchen 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 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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