



To Let By Private Treaty - Subject to Contract

**EDGE OF TOWN REFURBISHED WORKSHOP / INDUSTRIAL PREMISES – 2 UNITS EACH OF 1,021 SQ.FT (95 SQ.M) – ELIGIBLE FOR 100% SMALL BUSINESS RATES RELIEF**

**UNITS 3&4 CENTRAL BUSINESS PARK, PRINCESS STREET, BARNSTAPLE, NORTH DEVON, EX32 7EU**

**RENTAL: £9,200 per annum per unit**

- Situated on edge of Town Business Park*
  - Level walk to Town Centre*
  - Two adjoining units, available individually or together*
  - Each unit 1,021 sq.ft (95 sq.m), currently with 'knock through' between units*
- Electric roller shutter door access, personnel door, 3 phase electricity, lighting, kitchenette 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**

The site is situated close to the Town Centre, off the A39 inner relief road, in a mixed commercial and residential area.

## **DESCRIPTION**

Within a small development of 7 terraced industrial / warehouse units which were refurbished in 2014. The units are of single span steel frame construction under a profiled and insulated pitched roof, with insulated steel clad elevations. Access to the units are twofold, firstly via personnel door and secondly by electric roller shutter door. Internally each unit offers a GIA of 1,021 sq.ft (95 sq.m), including toilet and kitchenette facilities. Additional specification includes Three Phase Electricity, power floated floor, 10% translucent roof panels, suitable eaves height for mezzanine floor, electrical sockets and warehouse lighting. There is car parking to the front of each unit as well as an Estate yard for lorry turning and additional car parking.

## **THE PROPOSAL**

The premises are made available by way of a new commercial lease, being 6 year terms with a tenants only break clause at year 2. Rent reviews every 2 years at 5% increases. There is a service charged levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, estimated at £250 pa. The two units are available either individually or together.

## **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 each:- Rateable Value (2023 Listing): £5,900 Rates Payable: £2,962 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.

## **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 3**

GIA 1,021 sq.ft (95 sq.m) Electric roller shutter door, personnel door, 10% translucent roof panels, power floated floor, lighting, electrical sockets, toilet and kitchenette facilities. 'Knock through' to unit 4, to be blocked up if units are taken individually.

### **UNIT 4**

GIA 1,021 sq.ft (95 sq.m) Electric roller shutter door, personnel door, 10% translucent roof panels, power floated floor, lighting, electrical sockets, toilet and kitchenette 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

**JD COMMERCIAL,  
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