



**ROAD FRONTED DETACHED WORKSHOP, OFFICES AND GATED YARD ON SITE OF 1.1 ACRES. AVAILABLE TO PURCHASE OR LEASE**

**KNOWN AS**

**WESTERN TRUCK RENTAL,  
GRATTON WAY, ROUNDWELL BUSINESS PARK,  
BARNSTAPLE, NORTH DEVON, EX31 3NL**

For Sale / To Let By Private Treaty Subject to Contract

- ***Workshop / industrial unit space of 4,847 sq.ft (450 sq.m) plus additional ground floor storage and mezzanine floor stores of 1,933 sq.ft (180 sq.m)***
- ***Ground floor reception / showroom of 956 sq.ft (89 sq.m) plus mezzanine offices of 1,218 sq.ft (113 sq.m) including individual office space and meeting room***
- ***Site area of 1.1 acres with tarmacadam measured parking to the front***
- ***Rear and side gated concrete yard suitable for additional parking or external storage***
  - ***Located close to Sainsburys Supermarket***
  - ***Available to purchase or lease***

**PRICE: Offers invited in the region of £1,500,000 Freehold.**

**RENTAL: £85,000 per annum**

**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, with road frontage onto Gratton Way, on an established part of the Roundswell Business Park. The premises are just off the A39 / A361 Link Road with Sainsburys Supermarket and Lidl at the entrance to the Business Park.

**DESCRIPTION**

Being a detached workshop and office premises on a road fronted site of 1.1 acres. The original building is 2,893 sq.ft (269 sq.m) and comprises of workshop and mezzanine floor. More recently there has been a modern build extension adjoining with a ground floor footprint of 3,868 sq.ft (359 sq.m), comprising of 1,954 sq.ft (182 sq.ft), 958 sq.ft (90 sq.m) office and stores, 956 (89 sq.m) reception office and welfare facilities. The extension also provides first floor office space of 1,218 sq.ft (113 sq.m) consisting of 5 offices, board room and comms room, as well as a mezzanine store of 537 sq.ft (50 sq.m). The buildings are of steel portal frame construction with insulated

elevations and roofs, internal full height blockwork, brick exterior to circa 6` (1.8m) with profiled steel cladding above. Further specification includes central heating within the offices, LED lighting, double concertina doors, twin roller shutter doors, warehouse space heater, welfare facilities and vehicle wash bay. To the front of the premises is measured car parking with a gated side entrance providing access to side and rear concrete yard and workshop access. There is an underground diesel tank within the side yard.

### **THE PROPOSAL**

The premises are available by way of a new lease or Freehold purchase.

### **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £48,000 Rates Payable: £24,096 based on uniformed business rate of 50.2p in the pound. Occupiers are advised to make their own enquiries of North Devon District Council.

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

### **VAT**

Payable, if applicable, at the prevailing rate.

### **ENERGY PERFORMANCE CERTIFICATE**

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

### **SERVICES**

Mains water, drainage, Three Phase Electricity and gas.

## **THE ACCOMMODATION** *(comprises)*

### **GROUND FLOOR**

#### **WORKSHOP**

2,893 sq.ft (269 sq.m) Double concertina doors, warehouse space heater, LED lighting, inspection pit, welfare and toilets, mezzanine floor 438 sq.ft (41 sq.m), adjoining:-

#### **WORKSHOP 2**

2,893 sq.ft (269 sq.m) Twin roller shutter doors, LED lighting, inspection pit

#### **OFFICE AND STORES**

958 sq.ft (90 sq.m) False ceiling with recessed LED lighting, double glazed personnel entrance door, kitchenette, LED lighting, carpet

#### **RECEPTION OFFICE**

956 sq.ft (89 sq.m) Comprising of reception office, managers office, double glazed personnel entrance door, false ceiling with recessed LED lighting, radiator heating, toilet facilities,

### **MEZZANINE FLOOR**

1,218 sq.ft (113 sq.m) Comprising of landing, 5 offices, board room, comms room, double glazed windows, radiator heating, carpet, false ceiling with recessed LED lighting

### **ADDITIONAL MEZZANINE STORE**

537 sq.ft (50 sq.m)

### **OUTSIDE**

To the front of the premises, accessed from Gratton Way, is measured car parking with a gated side entrance allowing access to the remainder of the concrete yard and access to the workshop access doors.



#### **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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