



For Sale By Private Treaty Subject to Contract

**END OF TERRACE WORKSHOP / BUSINESS UNIT WITH FULL MEZZANINE FLOOR –
SITUATED ON FAVOURED BUSINESS PARK**

**UNIT 6 ATLANTIC COURT, NORTH DEVON BUSINESS PARK
CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4FP**

PRICE: Offers invited in the region of £390,000 plus VAT for the Freehold interest

- Ground floor workspace of 1,646 sq.ft (153 sq.m) plus full coverage mezzanine floor of 1,465 sq.ft (136 sq.m)*
- Ground floor workspace and office with false ceiling and LED lighting, first floor configured as 3 workspaces/offices, 2 stores all with false ceiling and LED lighting*
 - End of terrace premises with ground floor double glazed window, first floor with double glazed windows on 3 elevations*
- Further specification including Three Phase electricity, electric roller shutter, kitchen, toilet, electrical sockets, insulated flooring, hot water system*

LOCATION

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 2 miles south and Braunton 1 mile north. Access to the M5 motorway is via the North Devon Link Road which connects to Junction 27.

THE SITUATION

North Devon Business Park extends to 8.22 hectares (20.30 acres) and comprises of a mixed use modern Business Park, currently with 41 units on site and a wide variety of occupiers on site. The development includes a new Park & Ride, which will provide access into Barnstaple town centre. Nearby occupiers include Perrigo UK and Travis Perkins. 'The Landings' housing development, adjacent to North Devon Business Park, was completed by Bovis Homes with further housing development currently being completed in the surrounding area.

DESCRIPTION

Being an end of terrace unit, which was constructed in 2019 with specification including 100mm roof and wall insulation, electric roller shutter door, double glazed personnel door, Three Phase electricity, ground floor double glazed window and 9 first floor double glazed windows. The premises has subsequently been fitted with a mezzanine floor and partition walls to create offices / workspaces, with the ground floor offering 1,646 sq.ft (153 sq.m) and the mezzanine floor an additional 1,465 sq.ft (136 sq.m). Further specification includes electrical sockets, false ceiling with recessed LED lighting, kitchen, toilet facilities, insulated flooring and hot water system. To the front of the unit are 4 marked car parking spaces plus loading apron.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest, with an annual service charge for maintenance of communal parts of the Estate, estimated at £350 pa. Given the expected interest in the unit interested parties are requested to pay a holding deposit of £5,000 plus VAT at the point at which solicitors are instructed.

VAT

We understand VAT is applicable, at the prevailing rate.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £12,500
Rates Payable: £6,275 based on uniformed

business rate of 50.2p in the pound. We understand the current occupiers receive an element of small business rates relief and currently pay £1,044 pa. Interested parties may qualify for reliefs and 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.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION (comprises)

GROUND FLOOR

GIA 1,646 sq.ft (153 sq.m) Currently configured as 2 workshop areas, office and toilet

MEZZANINE FLOOR

GIA 1,465 sq.ft (912 sq.m) Currently configured as 3 workspaces/offices, 2 stores, kitchen and toilet

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.
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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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