



To Let By Private Treaty Subject to Contract

**MODERN BUSINESS UNIT WITH ADJOINING HARDSTANDING AND GRAVELLED
VEHICLE DISPLAY AREA**

**UNIT 14 TAW MILL BUSINESS PARK
HOWARD AVENUE, BARNSTAPLE, NORTH DEVON, EX32 8QA**

RENT : £14,171 PER ANNUM EXCLUSIVE

- Modern premises with roller shutter and personnel door*
- Workshop of 626 sq.ft (58 sq.m) including office and toilet facilities*
- Specification including Three Phase Electricity, roller shutter door, personnel door, LED lighting*
- Parking and display area to the side, part hardstanding part gravelled with space for approximately 15 vehicles*
- 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.

THE SITUATION

Taw Mill Business Park is situated on Howard Avenue with national operators close by including Brewers Paint, Lild and McDonalds. Howard Avenue is located just off Eastern Avenue, being the main arterial road into Barnstaple Town from the A361 North Devon Link Road.

ACCOMMODATION

Being 1 of 19 modern purpose built industrial / business units on the mixed use Business Park known as Taw Mill. The unit has brick work to the external elevations with internal block work under a pitched roof with insulated profiled roof cladding and approximately 10% translucent roof panels. Specification includes roller shutter door, personnel access door, three phase electricity, power float floor, fitted w.c. facilities and an eaves height of 13'3 (4.05 m). The unit measures 25'10 x 24'2 (7.85 m x 7.35 m) with a GIA of 626 sq.ft (58 sq.m). To the front of the unit is parking for 2 vehicles plus apron in front of the roller shutter door. To the side of the premises is a part hardstanding / part gravelled vehicle display area for approximately 15 vehicles.

TERMS

The premises are available by way of an assignment of the existing lease until November 2027, alternatively a new lease maybe available from the Landlords, subject to suitable references and Landlord approval. There is a service charge applicable on the Estate which this year is estimated to be £55 plus VAT per month with buildings insurance being £320 pa.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023

Listing): £5,000 Rates Payable: £2,510 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.

LEGAL COSTS

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

VAT

Chargeable, at the prevailing rate.

VIEWING

Strictly through sole agents, JD Commercial (01237) 424053 / 07868 846357

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
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