



To Let By Private Treaty Subject to Contract

A MODERN PURPOSE BUILT INDUSTRIAL UNIT OF 971 SQ.FT (92 SQ.M)

**UNIT 14 RIVERSIDE UNITS
POTTINGTON BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 1QN**

RENT : £8,500 PER ANNUM EXCLUSIVE

- Roller shutter door, Three Phase Electricity, toilet facilities, suitable height for a mezzanine floor***
 - Eligible for 100% small business rates relief***
 - Suitable for a wide variety of uses***
 - Available by way of a new lease***

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.

ACCOMMODATION

Being 1 of 17 modern purpose built industrial units on the area of Pottington Business Park known as Riverside Units. The end terraced unit has profiled steel elevations to the front with internal block work to all elevations. There is profiled pitched roof cladding and approximately 10% translucent roof panels. Specification of the unit includes roller shutter door, personnel door entrance, three phase electricity, w.c. facilities, electrical sockets and lighting. The unit has a floor area of approximately 971 sq.ft (92 sq m) and suitable height for the installation of a mezzanine floor if desired.

TERMS

The premises are available by way of a new lease term. There is a service charge levied on the Estate which last year amounted to circa £274 per quarter.

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 rated as follows:-
Rateable Value (2017 Listing): £5,500 Rates Payable: £2,651, based on uniformed business rate of 48.2p 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

The rental of the unit attracts VAT, at the prevailing rate.



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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