



To Let By Private Treaty Subject to Contract

**MODERN BUSINESS UNIT WITH GROUND FLOOR OF 654 SQ.FT (61 SQ.M) PLUS  
MEZZANINE FLOOR WITH 2 OFFICES AND KITCHEN**

**UNIT 24 DADDON COURT  
CLOVELLY ROAD, BIDEFORD, NORTH DEVON, EX39 3FH**

**RENTAL: £8,500 per annum**

- Ground floor workshop unit with roller shutter door and separate personnel door*
- Workshop 654 sq.ft (61 sq.m) plus mezzanine floor offices of 229 sq.ft (21 sq.m) plus staff room / kitchen*
  - First floor double glazed window*
    - Toilet and kitchenette*
  - Eligible for 100% small business rates relief*
  - Parking to the side and Estate parking to the front*

### **LOCATION**

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

### **THE SITUATION**

The unit is situated on part of the Clovelly Road Industrial Estate, known as Daddon Court, just off the A39, close to the Atlantic Retail Village and ASDA Supermarket. There are a variety of mixed users on the industrial estate including the Plumb Centre and City Plumbing Supplies.

### **THE PROPERTY AND CONSTRUCTION**

Being an end terrace premises, the unit is of steel portal frame construction under a profiled insulated roof with approximately 10% translucent roof panels. There is brick work to the front elevation of the premises to approximately 7ft with all internal elevations being block work. The ground floor provides a floor area of 654 sq.ft (61 sq.m) with full eaves height at the front of the unit and under mezzanine height to the rear of the unit being 9'4 (2.85m). There is a mezzanine floor that provides 2 offices of a combined 229 sq.ft (21 sq.m), plus a staff room / kitchen. Additional specification includes electric roller shutter door, personnel access door, double glazed first floor window, Three Phase electricity, small lockable store room and ground floor toilet.

## **TERMS**

The premises are available by way of a new lease, to be held on a full repairing and insuring basis. Insurance for the premises is approximately £250 per annum. The premises are available from the 1<sup>st</sup> June 2022.

## **SERVICE CHARGE**

It should be noted that a service charge is levied on the Estate, estimated £150 per annum.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £4,900 Rates Payable: £2,362 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £15,000 or less are eligible to apply for business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

## **AGENTS NOTE**

It should be noted that the Landlords of the property are Connected Persons to the letting agents.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **LEGAL COSTS**

Each party is to bear their own legal costs.

## **VAT**

It should be noted that VAT is applicable on the rent.

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR**

GIA 34'7 x 18'11 (10.55 m x 5.75 m) 654 sq ft (62 sq m)  
Electric roller shutter door, personnel entrance door, Three Phase electricity, full eaves height to front, under mezzanine height to rear 9'4 (2.85m), power floated floor, small lockable storeroom, toilet with low level w.c., wash hand basins, hot water heater

### **MEZZANINE FLOOR**

#### **OFFICE 1**

12'2 x 10'10 (3.70m x 3.30m) Carpet, spot lighting, window

#### **OFFICE 2**

10'11 x 8'11 (3.30m x 2.70m) Carpet, spotlighting, window, electrical storage heater

### **KITCHEN/STAFF ROOM**

Eye and base units, worktop, stainless steel single drainer sink, how water heater



## **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

**JD COMMERCIAL,  
42 RIDGEWAY DRIVE,  
BIDEFORD,  
NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**