



To Let By Private Treaty Subject to Contract

**ROAD FRONTED INDUSTRIAL / WAREHOUSE PREMISES -  
CIRCA 5,109 SQ.FT (475 SQ.M)**

**UNITS 1A & 1B FLETCHERS INDUSTRIAL ESTATE  
CLOVELLY ROAD, BIDEFORD, NORTH DEVON, EX39 3EU**

**RENTAL: £22,500 per annum**

- ☐ *Roadside industrial / workshop premises with reception office and showroom*
- ☐ *GIA 5,109 sq.ft (475 sq.m) with roller shutter door access and personnel entrance door to reception and waiting area*
- ☐ *Specification including Three Phase electricity, double glazed windows, toilets, staff room and LED lighting*
- ☐ *On site car parking for approximately 15 vehicles*

**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 a small trading estate known as Fletchers Industrial Estate and has road frontage onto Clovelly Road, adjacent to the local MG car dealership and BP garage. Atlantic Village, ASDA and two trading estates, Clovelly Road Industrial Estate and Caddsdawn are also close by.

## **THE PROPERTY AND CONSTRUCTION**

Being road fronted premises currently configured as workshop, showroom and reception office totalling 5,109 sq.ft (475 sq.m). There are part brickwork and part rendered under a profiled pitched roof. There are 3 access points to the unit being roller shutter door and twin double glazed entrance doors into the workshop with a personnel access door into the reception office. Internally the premises provides predominately industrial / workshop space although there is also a showroom display area, reception office, toilets and staff room. The premises benefits from road frontage and parking to the front for approximately 15 vehicles. Additional specification includes LED lighting, double glazing, Three Phase Electricity and concrete floor.

## **TERMS**

The premises are made available by way of a new internal repairing and insuring lease.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises have at least two assessments:- Rateable Value (2017 Listing): £7,100 Rates Payable: £3,422 and Rateable Value £6,200 Rates Payable £2,988 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 Torridge District Council.

## **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**

VAT if applicable at the prevailing rate.

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR**

GIA 5,019 sq.ft (475 sq.m) **Workshop** with roller shutter access door, twin double glazed access doors, LED lighting, Three Phase Electricity, gas connection (sub meter required for use) incorporating:-

**Showroom, reception office** with personnel access door and waiting area, **2 x sets of toilets, kitchen** with worktop, stainless steel single drainer sink, hot 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

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