



To Let By Private Treaty Subject to Contract

**DETACHED INDUSTRIAL / WORKSHOP PREMISES OF 3,350 SQ.FT (311 SQ.M) PLUS
MEZZANINE FLOORS AND YARD**

**UNITS 22-23 HOWARD AVENUE
BARNSTAPLE, NORTH DEVON, EX32 8QA**

RENTAL : £35,000 PER ANNUM

- Detached workshop premises on site of 0.3 acres providing car parking and external storage*
- 2 x electric roller shutter doors, double glazed personnel access doors, Three Phase Electricity, offices, staff room and toilet facilities*
 - Mezzanine floors providing additional 1,890 sq.ft (176 sq.m)*
 - 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.

THE SITUATION

The premises are situated on Howard Avenue with national operators close by including BMW, Smith News and Brewers Paint as well as a wide variety of other operators. 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 a detached modern industrial / workshop unit on a site size of 0.3 acres meaning the premises has suitable space for onsite car parking and / or external storage. The premises itself was originally constructed as two units but has subsequently been 'opened' at ground and mezzanine floor level to allow access between both units. Externally the premises has insulated profiled steel cladding to all elevations under a pitched insulated steel clad roof with access to the unit via 2 x electric roller shutter doors as well as double glazed personnel doors. Internally there is blockwork to all elevations with a ground floor footprint of 3,350 sq.ft (311 sq.m) divided into two main areas but also incorporating an element of offices, toilet facilities and staff room. There are two connecting mezzanine floors, each with their own staircase which provide an additional 1,890 sq.ft (176 sq.m). Additional specification includes three phase electricity, power float floor, lighting and electrical sockets.

TERMS

The premises are available by way of a new lease term.

THE ACCOMMODATION (comprises)

Unit 22 - GIA 1,675 sq.ft (156 sq.m) Electric roller shutter door access, double glazed personnel door, office, toilet facilities and staff room. Mezzanine floor 945 sq.ft (88 sq.m) currently utilised for storage

Doorways at ground floor and mezzanine floor level provide access between units.

Unit 23 - GIA 1,675 sq.ft (156 sq.m) Electric roller shutter door access, double glazed personnel door, 2 x offices and toilet facilities. Mezzanine floor 945 sq.ft (88 sq.m) currently utilised for office and storage

OUTSIDE

Offering a site size of 0.3 acres there is concrete car parking and yard to the front and side of the premises.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £23,500 Rates Payable: £11,327 based on uniformed business rate of 48.2p in the pound. 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.

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

The rental of the units attract 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.
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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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