



To Let By Private Treaty Subject to Contract

MODERN BUSINESS UNIT OF 1,187 SQ.FT (110 SQ.M), PLUS MEZZANINE FLOOR - SUITABLE FOR A WIDE VARIETY OF USES

KNOWN AS

**UNIT 6 CLIFFORD PARK
CLOVELLY ROAD INDUSTRIAL ESTATE, BIDEFORD, NORTH DEVON, EX39 3FG**

RENTAL: £12,000 per annum

- Situated on Established Trading Estate*
- Ground floor workshop, office and toilet facilities plus mezzanine floor*
- Specification including Three Phase Electricity and electric roller shutter door*
- Eligible for full business rates relief*
- Available by way of a new lease*

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 Clifford Park, just off the A39 close to Atlantic Retail Village, Asda Supermarket and Lidl Supermarket. There are mixed uses within the immediate vicinity including industrial, office and leisure users.

THE PROPERTY AND CONSTRUCTION

The premises is within a terrace of modern business / industrial units which were constructed in 2008 and offers a floor area of 1,187 sq.ft (110 sq.m) with a mezzanine floor of 481 sq.ft (45 sq.m). Being of steel portal frame construction there is an insulated profiled pitched roof with approximately 5% translucent roof panels. To the front elevation there is external brick work to circa 6' (1.80 m), with insulated profiled cladding above. Access to the unit is gained twofold, one from the electric roller shutter door with a height of 13'1 (4.00 m), secondly from the double glazed personnel door that leads into the reception office. Additional specification of the unit includes power floated floor, three phase electricity, internal block work to side and front elevations, wall lighting, electrical sockets, toilet facilities, kitchenette, office on mezzanine floor level and a maximum eaves height 22'0 (6.70 m).

THE ACCOMMODATION (comprises)

GIA 1,187 sq.ft (110 sq.m) 38'6 x 30'10 (11.75 m x 9.40 m) incorporating office and toilet facilities. Mezzanine floor GIA 481 sq.ft (45 sq.m) 28'5 x 16'11 (8.65 m x 5.15 m), consisting of storage and office with double glazing and downlighters.

TERMS

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

It should be noted there are no service charge or insurance payments. The unit is available with a month's notice.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £8,900 Rates Payable: £4,272 based on uniformed business rate of 48.0p 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

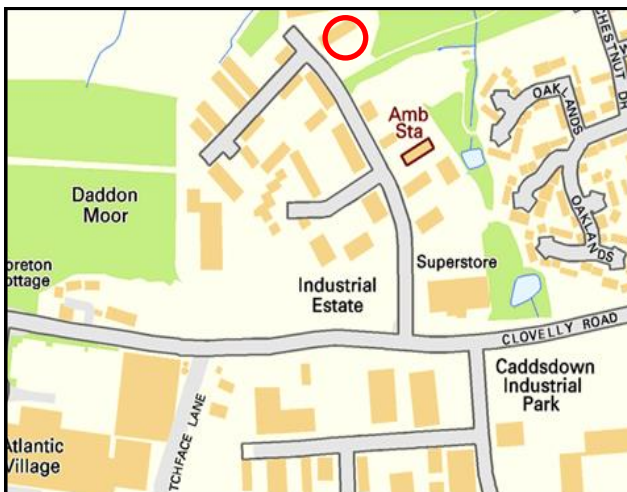
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

LEGAL COSTS

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

VAT

VAT is chargeable on the rent, 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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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