



For Sale By Private Treaty - Subject to Contract

**FACTORY / WORKSHOP OF OVER 9,000 SQ.FT (836 SQ.M) PLUS SITE WITH CAR PARKING / YARD**

**FORMER WHITELAND ENGINEERING  
TORRINGTON LANE, BIDEFORD, NORTH DEVON, EX39 4BH**

**PRICE: Offers invited in region of £435,000 Freehold**

- *Prominent corner location on main road*
- *Two main production / factory workshops of 6,700 sq.ft (622 sq.m) and 2,002 sq.ft (186 sq.m)*
  - *Offices, staff room, toilet facilities, changing room*
  - *On site car parking and yard space*
  - *Suitable for occupation by multiple occupiers*
  - *Potential redevelopment subject to suitable PP*

#### **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 property is situated on Torrington Lane, the main arterial road through the area in Bideford known as East of the Water. Torrington Lane leads to Alverdiscott Road Industrial Estate and Manteo Way where Tesco Supermarket is located.

#### **DESCRIPTION**

The corner sited premises is split into two main areas with a central gated and covered access. To one side is car parking and yard space with an adjoining 2 storey office premises under a pitched tiled roof, connecting to this is the smaller open span workshop of 2,002 sq.ft (186 sq.m). To the other side of the central access is a larger 6,700 sq.ft (622 sq.m) dual span factory premises under two pitched roofs. Within the premises is office space, changing rooms, toilet facilities, staff room and ancillary storage. The car park / yard offers an additional 4,590 sq.ft (426 sq.m) which is fenced and gated. There is also additional parking to the front of the larger unit. Given the configuration of the site it is thought it could suit the occupation of a number of operators as well as potential development opportunities (subject to suitable consents).

## **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest of the entire site and buildings.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-  
Rateable Value (2023 Listing): £20,500 Rates Payable: £9,840 based on uniformed business rate of 48.0p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

## **VAT**

Payable, if applicable, at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **THE ACCOMMODATION** (*comprises*)

### **OFFICE PREMISES**

#### **GROUND FLOOR**

Entrance lobby

#### **RECEPTION OFFICE and adjoining OFFICE**

395 sq.ft (37 sq.m)

#### **FIRST FLOOR**

##### **3 x OFFICES**

401 sq.ft (37 sqm)

##### **TOILETS**

#### **ADJOINING WORKSHOP AT GROUND FLOOR**

2,002 sq.ft (186 sq.m) 2 x roller shutter doors, false ceiling with recessed lighting

## **CENTRAL SERVICE AREA**

Gated entrance and rear store

## **FACTORY**

6,700 sq.ft (622 sq.m) Lighting, compressor lines, office, changing room, staff room, side and front delivery access

## **OUTSIDE**

To the top of the site, adjoining the office premises, is car parking / yard space of 4,590 sq.ft (426 sq.m), with further car parking available to the front of the factory unit.

## **SERVICES**

All mains connected including three phase electricity.

## **LEGAL COSTS**

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

### **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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