



To Let By Private Treaty Subject to Contract

MODERN TOWN CENTRE OFFICE SUITE OF 1,300 SQ.FT (121 SQ.M)

SUITE 7, RIVERSIDE COURT, CASTLE STREET, BARNSTAPLE, NORTH DEVON, EX31 1DR

RENTAL: £8,500 per annum

- Adjacent to car parking and short level walk to High Street*
- Office suite of 1,300 sq.ft (121 sq.m) comprising of main office, managers office, interview room and individual office space*
 - Private kitchen and toilet facilities*
 - Recently redecorated – ready for occupation*
 - Eligible for 100% small business rates relief*

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 Riverside Offices complex is a modern development of varying size office suites. They are conveniently located in a town centre position opposite the Cattle Market car park with the Town's High Street a short level walk away.

THE PROPERTY AND CONSTRUCTION

The premises are accessed via a contemporary external steel staircase and then internal steel stair case to second floor level. The suite comprises 6 x offices which includes a reception, interview room, main office as well as individual office space, server room, kitchen and toilet facilities. The appointment is modern throughout with suspended ceilings, telephone and internet connection sockets and fitted carpeting. Heating is via modern electric storage heaters with the offices having been redecorated since they were last occupied. There are two access doors, one at each end of the offices, meaning the offices could be split and tenanted by 2 occupiers.

THE PROPOSAL

The premises are available by way of a new lease, with a service charge payable for maintenance of the shared areas of the property, £170 per quarter and water, sewerage and refuse collection of £195 per quarter.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £8,100 Rates Payable: £1,591 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 North Devon District Council.



VAT

If applicable, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

THE ACCOMMODATION (comprises)

RECEPTION AND INTERVIEW OFFICE

GIA 239 sq.ft (22 sq.m) Carpet, false ceiling with recessed strip lighting, electrical heating, comms and electrical sockets, glazed partitioning creating interview room

STORE CUPBOARD

MAIN OFFICE

498 sq.ft (46 sq.m) Double glazing, carpet, false ceiling with recessed strip lighting, electrical and comms trunking, electric heating

KITCHEN

Vinyl flooring, worktop, stainless steel single drainer sink

LADIES AND GENTS TOILETS

OFFICE

116 sq.ft (11 sq.m) Carpet, false ceiling with recessed strip lighting

REAR RECEPTION AND INTERVIEW OFFICE

329 sq.ft (31 sq.m) Feature curved partition creating interview office, second office entrance to reception, carpet, false ceiling with recessed strip lighting, electric heating



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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