



**TOWN CENTRE WORKSHOP / OFFICE / BUSINESS
SPACE OF OVER 8,000 SQ.FT (743 SQ.M)**

KNOWN AS

**FORMER TOP TOWN PRINTERS
VICARAGE LAWN, BARNSTAPLE, NORTH DEVON,
EX32 7BN**

To Let By Private Treaty Subject to Contract

- ***Main workshop 5,248 sq.ft (488 sq.m) plus adjoining workspace of 2,885 sq.ft (268 sq.m)***
- ***Ground floor reception office plus mezzanine floor with offices and meeting room***
 - ***Car parking for 5 vehicles***
- ***Roller shutter door to workshop, personnel door to reception area***
- ***Short term lettings considered***

RENTAL £20,000 PER ANNUM EXCLUSIVE

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 property is located on Vicarage Lawn which connects Bear Street and Vicarage Street. As well as car parking close by in Bear Street Car Park and Queen Street car park many of the Town Centre amenities are only a short level walk away.

THE PROPERTY AND CONSTRUCTION

A rare opportunity to rent sizable business space 8,133 sq.ft (756 sq.m) in the centre of Barnstaple. Our Landlord clients will consider rental proposals for whole/part of the property on a short or medium time scale. The premises has been used for many years by a Commercial Printers and offers main workshop of 5,248 sq.ft (488 sq.m) which also incorporates a ground floor reception area and 3 offices. There is further workspace of 2,855 sq.ft (265 sq.m),

mezzanine office space 454 sq.ft (42 sq.m), mezzanine storage space 430 sq.ft (40 sq.m). Gas central heating. Sensor controlled lighting in Office section (part). Personnel / customer door to reception office. Roller shutter door 10' x 10'. There is car parking for approximately 5 vehicles.

THE PROPOSAL

The premises are available by way of a new lease, with short term lettings considered.

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): £32,250
Rates Payable: £16,190 based on uniformed business rate of 50.2p 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)*

MAIN WORKSHOP

GIA 5,248 sq.ft (488 sq.m) Concrete flooring, roller shutter access door, gas heaters. Area incorporating **reception office, 3 additional offices and toilets**

ADJOINING WORKROOMS

GIA 2,885 sq.ft (268 sq.m) False ceiling and lighting

MEZZANINE OFFICES

GIA 454 sq.ft (42 sq.m) Configured as 2 offices and meeting room

MEZZANINE STORE

GIA 430 sq.ft (40 sq.m) Configured as 2 offices and meeting room

OUTSIDE

There is car parking for approximately 5 vehicles to the front of the premises.



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

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk