



To Let By Private Treaty Subject to Contract

MODERN INDUSTRIAL / WAREHOUSE UNIT WITH DUAL ROLLER SHUTTER ACCESS, 1,381 SQ.FT (128 SQ.M)

UNITS 2-3 ASHLAUR COURT, CLOVELLY ROAD, BIDEFORD, NORTH DEVON, EX39 3HN

RENTAL: £11,500 PER ANNUM EXCLUSIVE

- Ground floor workshop unit with twin electric roller shutter access doors***
- Modern workshop of 1,381 sq.ft (128 sq.m), constructed in 2013***
 - Suitable eaves height for mezzanine floor***
 - Located on established Business Park***
 - Toilet and kitchenette***
 - Eligible for 100% small business rates relief***

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 just off the main arterial road of the Clovelly Road Industrial Estate, within a development known as Ashlaur Court, with another occupier on site named Keep It Cool. There are a variety of mixed users on the Industrial Estate including the Plumb Centre and City Plumbing Supplies.

THE PROPERTY AND CONSTRUCTION

Within a terrace of units, the premises are of steel portal frame construction under a profiled insulated roof with approximately 10% translucent roof panels. There is brick work to the exterior of the premises to approximately 7ft with all internal elevations being block work. Additional specification includes a power floated floor, three phase electricity, 2 x personnel doors, 2 x electric roller shutter doors and toilet facilities. There is suitable eaves height within the unit for mezzanine floor. The premises provides a floor area of 1,381 sq.ft (128 sq.m), with on site car parking for approximately 3/4 vehicles.

THE ACCOMMODATION (comprises)

GIA 38'7 x 35'8 (11.75m x 10.8 m) 1,381 sq.ft (128 sq.m)

SERVICE CHARGE

It should be noted that a service charge is levied on the Estate.

TERMS

The premises are made available by way of a new

lease term. The previous Tenant had been in occupation for over 10 years.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £9,500 Rates Payable: £4,769 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £15,000 or less are eligible to apply for business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

If applicable, 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

**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