



To Let By Private Treaty Subject to Contract

**SELF CONTAINED GROUND FLOOR OFFICE SUITE WITHIN REFURBISHED
GRADE II LISTED COURTYARD OFFICE PREMISES**

24 CASTLE STREET, GROUND FLOOR SUITE, BARNSTAPLE, NORTH DEVON, EX31 1DR

RENTAL: £5,400 per annum

- ☐ *Self-contained ground floor office suite*
- ☐ *Office suite of 345 sq.ft (32 sq.m) open plan office*
- ☐ *Courtyard facing windows, LED lighting, programmable heating, carpet, kitchenette, toilet and shower facilities*
- ☐ *Ready for occupation*
- ☐ *No business rates payable*

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 Town Centre location of Castle Street adjoins The Strand with car parking close-by being twofold, located at the Cattle Market and Commercial Road with the Town's High Street a short level walk away.

THE PROPERTY AND CONSTRUCTION

The self contained ground floor office suite overlooks the courtyard of this refurbished Grade II listed building. The open plan office provides a floor area of 345 sq.ft (32 sq.m) with the suite configured as entrance lobby, open plan office with kitchenette, private toilet and shower facilities. Specification includes windows overlooking courtyard, LED lighting, programmable heating, carpet, electrical sockets, eye and base units with worktop and inset wash basin. The courtyard is able to be used for lunchtimes and coffee breaks.

THE PROPOSAL

The premises are available by way of a new lease, with Tenant's responsible for their own occupational outgoings, although water usage is included within the rent. Electricity usage for the last Tenant was a monthly average of £68.

RATES

No business rates payable.

VAT

We understand VAT is applicable, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

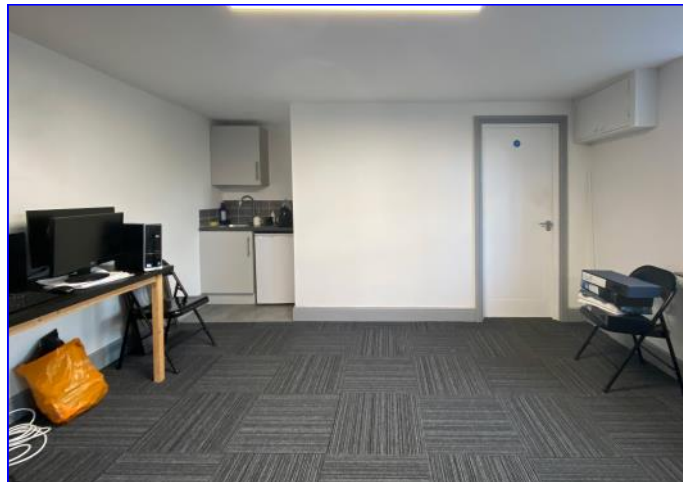
THE ACCOMMODATION (*comprises*)

ENTRANCE LOBBY

With entrance door and carpet, private toilet and shower facilities, door leading to:-

OPEN PLAN OFFICE

27'8 x 13'4 (8.45m x 4.05m) 345 sq.ft (32 sq.m) Windows overlooking courtyard, carpet, programmable heating, LED lighting, electrical sockets, kitchenette with eye and base units and inset wash basin



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.
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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
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