



To Let By Private Treaty Subject to Contract

**MODERN BUSINESS UNIT WITH TRADE COUNTER ENTRANCE AND MEZZANINE FLOOR**

**UNIT 10 CASTLE PARK ROAD**

**WHIDDON VALLEY INDUSTRIAL ESTATE, BARNSTAPLE, NORTH DEVON, EX32 8PA**

**RENT : £18,500 PER ANNUM EXCLUSIVE**

- ☐ *Modern premises with roller shutter and personnel door*
- ☐ *GIA 1,995 sq.ft (185 sq.m) including trade counter entrance and office*
- ☐ *Mezzanine floor with metal staircase 1,521 sq.ft (141 sq.m)*
- ☐ *Specification including Three Phase Electricity, LED lighting, radiator heating, kitchenette and toilet facilities*
  - ☐ *Parking to front plus Estate visitor parking*
  - ☐ *Eligible for element of small business rates relief*
  - ☐ *Premises to be redecorated prior to occupation*

**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 situated just off the A361 / A39 Link Road on the established Business Park of Castle Park Road. Occupants close include Rexel Electrical, Brandon Hire Station and Plumbase.

## **ACCOMMODATION**

Being a mid-terraced industrial / business unit, the premises has brick work to the front elevation to circa 7' (2.15 m) with insulated cladding above under a pitched roof with insulated profiled roof cladding and approximately 10% translucent roof panels. Specification includes roller shutter door, personnel access door with security shutter, trade counter reception, office, Three Phase Electricity, power floated floor, fitted w.c. facilities, kitchenette and a mezzanine floor with metal. The unit measures 46'0 x 43'4 (14.00m x 13.20m) with a GIA of 1,995 sq.ft (185 sq.m) and a mezzanine floor of 1,521 sq.ft (141 sq.m). To the front of the unit is parking for 3 vehicles plus apron in front of the roller shutter door with further visitor customer / visitor spaces on the Estate.

## **TERMS**

The premises are available by way of a new lease to be held on a full repairing and insuring basis, with the premises to be redecorated prior to occupation .

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £13,250 Rates Payable: £6,652 based on uniformed

business rate of 50.2p in the pound. As the Rateable Value is below £15,000 those eligible for small business rates relief could receive an element of rates reliefs and are advised to make their own enquiries of North Devon District Council.

## **LEGAL COSTS**

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

## **VAT**

Chargeable, at the prevailing rate.

## **VIEWING**

Strictly through sole agents, JD Commercial (01237) 424053 / 07868 846357

### **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  
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