



To Let By Private Treaty Subject to Contract

HIGHLY PROMINENT TOWN CENTRE OFFICE PREMISES WITH CAR PARKING

ARTAVIA HOUSE FIRST FLOOR, QUEEN STREET, BARNSTAPLE, NORTH DEVON, EX32 8HY

RENTAL: £35,000 PER ANNUM

- ☐ *Purpose built office premises*
- ☐ *Situated on the corner of Queen Street and Queen Street car park*
 - ☐ *First floor office space with stairs and lift access*
- ☐ *3,836 sq.ft (355 sq.m) predominantly open plan space including meeting room, board room, manager's office and interview office*
- ☐ *Modern office environment with natural light, central heating and air conditioning*
- ☐ *On site car parking for 4-6 vehicles with Queen Street car park adjoining*

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 premises are situated at the entrance to Queen Street car park on a prominent corner location. Queen Street is a major pedestrian and vehicular thoroughfare with the premises being highly visible for both. There are a wide variety of office, retail and leisure users in the immediate vicinity, as well as Barnstaple Bus Station.

DESCRIPTION

Being the first floor of a purpose built office premises. Access to the first floor is via a ground floor reception entrance with stairs or lift to the office accommodation. The premises has a floor area of approximately 3,836 sq.ft (355 sq.m) and is predominately open plan but also benefiting from a board room, meeting room, manager's office, interview office and staff room. Originally the premises were built for occupation by the Valuation Office and the modern space provides plenty of natural light with additional specification including central heating, air conditioning and kitchen / staff room. There is car parking to the rear of building for 4-6 vehicles.

TERMS

The premises are made available by way of a new lease. There is a quarterly service charge payable which last year was £15,782 and included electric (metered), water (60% of overall), gas (60% of overall) cleaning of common parts, recycling, waste, servicing of security alarm, fire alarm and fire extinguishers.

VAT

If applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £27,000 Rates Payable: £13,554 based on uniformed business rate of 50.2p in the pound. Occupiers are advised to make their own enquiries of North Devon

District Council. The car parking is rated separately.

LEGAL COSTS

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

THE ACCOMMODATION (comprises)

GROUND FLOOR

Entrances to both front and rear with ground floor entrance reception, toilet facilities, stairs and lift to:-

FIRST FLOOR

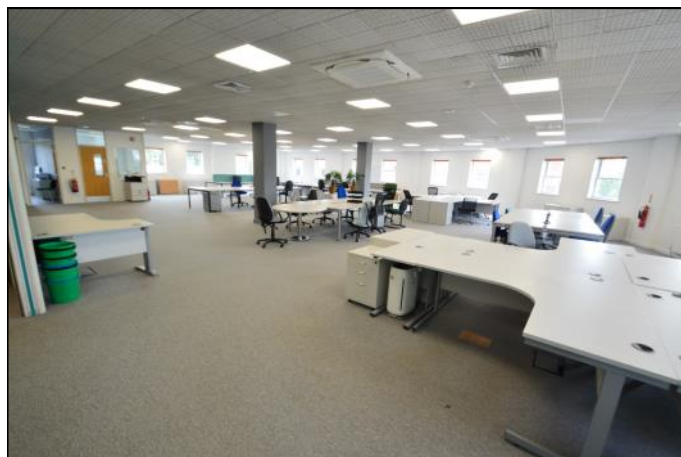
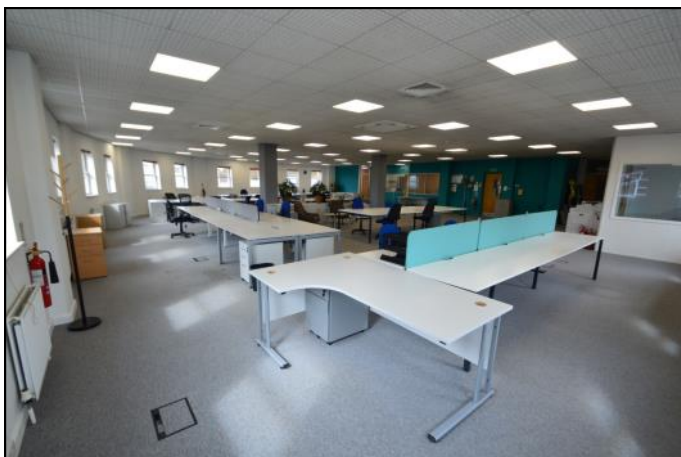
Landing with carpet

MAIN OPEN PLAN OFFICE

62'2 max x 55'11 max (18.95m x 17.05m) NIA 3,826 sq.ft (355 sq.m) Predominantly open plan floor space, manager's office, board room, meeting room, interview room, server room, staff room / kitchen. Double glazed windows providing plenty of natural light, carpet tiles, false ceiling with recessed lighting, gas central heating and air conditioning.

OUTSIDE

There is a private car parking area for occupiers within the building of which 4-6 spaces are demised to the first floor occupier.



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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