



**MODERN INDUSTRIAL / WAREHOUSE PREMISES OF 4,791 SQ.FT
(445 SQ.M) PLUS COVERED STORAGE OF 3,032 SQ.FT (282 SQ.M)
AND CONCRETE / HARDSTANDING YARD OF 0.38 ACRES**

KNOWN AS

**THE YARD, FARM ROAD, CADDSDOWN
INDUSTRIAL ESTATE, BIDEFORD,
NORTH DEVON, EX39 3DX**

To Let By Private Treaty Subject to Contract

- ☐ ***Rare opportunity to acquire commercial premises and yard space***
- ☐ ***Other operators on Estate Howdens Joinery, Screwfix and Toolstation***
- ☐ ***Modern warehouse / workshop premises of 4,791 sq.ft (445 sq.m) with adjoining covered store of 3,032 sq.ft (282 sq.m)***
- ☐ ***Gated yard, part concrete part hardstanding of 0.38 acres)***
- ☐ ***Modern warehouse / industrial premises constructed 2011***
- ☐ ***Three phase electricity, roller shutter door, LED lighting, eaves height suitable for mezzanine floor***

RENTAL: £60,000 per annum

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 premises are situated on Farm Road with a variety of operators closeby including Howdens, Screwfix and Toolstation as well as a builders' merchants, a Veterinary Clinic, furniture retailer, recycling centre and local authority industrial and office units.

DESCRIPTION

The premises are constructed of a steel portal frame construction under a pitched and insulated steel clad roof. External elevations are profiled steel cladding with internal block work. In total the premises offers 7,823 sq.ft (727 sq.m), of which 4,791 sq.ft (445 sq.m) is warehouse unit with electric roller shutter door access plus an adjoining 3,032 sq.ft (282 sq.m) of covered entrance, store and loading bay. Additional specification includes Three Phase Electricity, insulated elevation and

roof panels, LED lighting, power floated floor within unit and concrete floor within loading bay / open fronted store. There are 2 portacabin offices situated onsite (available by separate negotiation) and one portacabin toilet block. To the front of the premises is a gated yard of 0.38 acres which is part concrete part hardstanding.

TERMS

The premises are available by way of a new lease to be held on a full repairing and insuring basis. Water and electric is sub metered and is invoiced by the Landlords as they operate from the adjoining site.

RATES

TBC. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

LEGAL COSTS

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

VAT

We understand VAT is applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the Agents for a copy of the Energy Performance Certificate.

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

OPEN FRONTED STORAGE / LOADING AREA

3,032 sq.ft (282 sq.m) Concrete flooring, lighting, 2 portacabin offices (available by separate negotiation)

WAREHOUSE UNIT

4,791 sq.ft (445 sq.m) Electric roller shutter door, personnel access door, Three Phase Electricity, power floated floor, LED lighting.

OUTSIDE

To the front of premises yard space, which is part concrete and part hardstanding. This area extends to 0.38 acres. There is also a toilet block located to the side 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
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