



To Let By Private Treaty Subject to Contract

2 X MODERN INDUSTRIAL / WORKSHOP UNITS - FITTED WITH MEZZANINE FLOOR – AVAILABLE INDIVIDULLY OR TOGETHER

**UNITS 3 & 4 INNOVATION COURT
CLOVELLY ROAD INDUSTRIAL ESTATE, BIDEFORD, NORTH DEVON, EX39 3HN**

RENTAL: £12,500 per annum per unit

- ☐ *Situated on Established Trading Estate*
- ☐ *2 adjoining premises currently with ground and mezzanine floor 'knocks throughs' to create one unit.*
 - ☐ *Available individually to together*
- ☐ *Ground floor workshops of 975 sq.ft (91 sq.m) and 998 sq.ft (93 sq.m) respectively plus mezzanine floors of 570 sq.ft (53 sq.m) each*
- ☐ *Specification including Three Phase Electricity, electric roller shutter door, personnel access door, LED lighting, fork lift gate on mezzanine floors, kitchen and toilet facilities*
- ☐ *Currently configured with mezzanine floor office space (maybe removed dependent on new letting agreement)*
- ☐ *Eligible for business rates relief, currently assessed as both units*

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 on part of the Clovelly Road Industrial Estate known as Innovation Court, adjacent to Westward Housing. Atlantic Retail Village, Asda Supermarket and Lidl Supermarket are all close by with a variety of mixed users within the immediate vicinity including industrial, office and leisure users.

THE PROPERTY AND CONSTRUCTION

Being a development of three industrial units and a suite of offices, the premises were built in 2020. The premises are of steel portal frame construction with an insulated profiled pitched roof. To the front elevation there is external brick work to circa 9' (2.75m), with insulated profiled cladding above. Access to the units are gained twofold, one from the electric roller shutter door with a height of 12'8 (3.85 m), secondly from a personnel access door. Unit 3 has a ground floor area of 975 sq.ft (91 sq.m) and a mezzanine of 570 sq.ft (53 sq.m) with unit 4 having a ground floor of 998 sq.ft (93 sq.m) and a mezzanine of 563 sq.ft (52 sq.m). Additional specification of the units include power floated floor, Three Phase electricity, internal block work to all elevations, LED lighting, kitchen, cloakroom, toilet facilities, a max internal height of 17'2 (5.25m) and car parking to the front of each unit for 3 vehicles. The units were last occupied by one Tenant with 'knocks throughs' at ground and mezzanine floor, these would be reinstated if the units are let to two different parties. There is also some office space on the mezzanine floors which would be removed if the units are let to two parties.

THE ACCOMMODATION (*comprises*)

UNIT 3

GIA 975 sq.ft (91 sq.m) incorporating rear kitchen (which would be instated to a toilet if the premises are let to 2 different Tenants). Mezzanine floor GIA 570 sq.ft (53 sq.m) with storage and mezzanine landing office

UNIT 4

GIA 998 sq.ft (93 sq.m) incorporating toilet facilities. Mezzanine floor GIA 553 sq.ft (52 sq.m) with 2 x offices

TERMS

The premises are made available by way of a new lease to be held on a full repairing and insuring basis.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently rated as follows:- Rateable Value (2023 Listing): £13,750 Rates Payable: £6,903, based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of under £15,000 would be eligible for an element of business rates relief. Occupiers are advised to make their own enquiries with Torridge District Council. If the premises are let to 2 different occupiers the Rateable Values would be reassessed.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

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

VAT

VAT is chargeable on the rent, 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

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