JAMES DOBLE COMMERCIAL

OFFICE SUITE WITHIN PROMINENT TOWN CENTRE CONTEMPORARY BUSINESS CENTRE – OCCUPYING THIRD FLOOR WITH EXTENSIVE TOWN VIEWS – LIFT ACCESS

KNOWN AS

SUITE 301 QUEENS HOUSE, QUEEN STREET, BARNSTAPLE, NORTH DEVON, EX32 8HJ

To Let By Private Treaty Subject to Contract

- ***Situated on the corner of Queen Street and Queen Street car park***
- ***Third floor office suite with lift access and extensive views over Town Centre***
- ***Office suite of 1,389 sq.ft (129 sq.m) consisting of main open plan office, meeting room and managers office plus reception landing of 170 sq.ft (16 sq.m)***
- ***Modern office environment with picture window offering third storey views, natural light, air conditioning, LED lighting***
- ***Serviced office space with service charge including gas, electric, communal cleaning, fire and security systems, meeting room and staffed reception***
- ***On site car parking for 2 vehicles with Queen Street car park adjoining***

RENTAL: £16,000 per annum plus service charge

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 with a ground floor parade of shops which forms part of Queens House, as well as Barnstaple Bus Station being close by.

DESCRIPTION

Having a ground floor entrance and staffed reception, there are over 30 contemporary office suites over 3 floors, which creates the Business Centre. The suite in question occupies the third floor with no other occupiers on this level, with access via a lift. Occupiers benefit from a variety of business amenities including meeting room, break out spaces, fob entry system, intercom system, air

conditioning, on-site car parking and lift access to all floors.

TERMS
The premises are made available by way of a new 5 year lease, potentially with a Tenant's break option. There is a monthly service charge payable which is approximately £292 and includes electric, staffed reception, port service, cleaning of communal parts and toilets, building maintenance, fire and intruder systems and lift servicing.

VAT
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 each of the premises are currently assessed as follows:- Rateable Value (2023 Listing): £9,200 Rates Payable: £4,618 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for 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.

THE ACCOMMODATION
(comprises)

GROUND FLOOR
Double glazed doors to staffed reception entrance, lift to:-

THIRD FLOOR

Reception landing of 170 sq.ft (16 sq.m) Velux window, strip lighting, carpet, ladies and gents toilet facilities

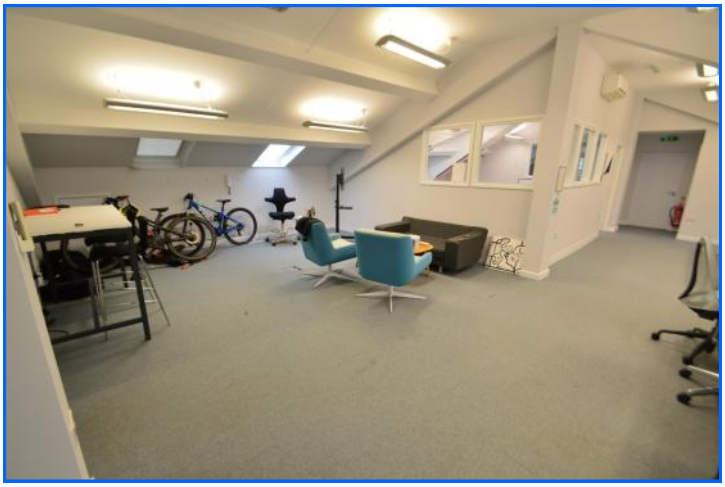
SUITE 301
GIA 1,065 sq.ft (99 sq.m) Open plan office, beamed ceiling, lighting, Velux windows, air conditioning, carpet, recessed flooring sockets, incorporating **meeting room** with beamed ceiling, air conditioning, carpet, feature A frame window offering third storey views over Town Centre

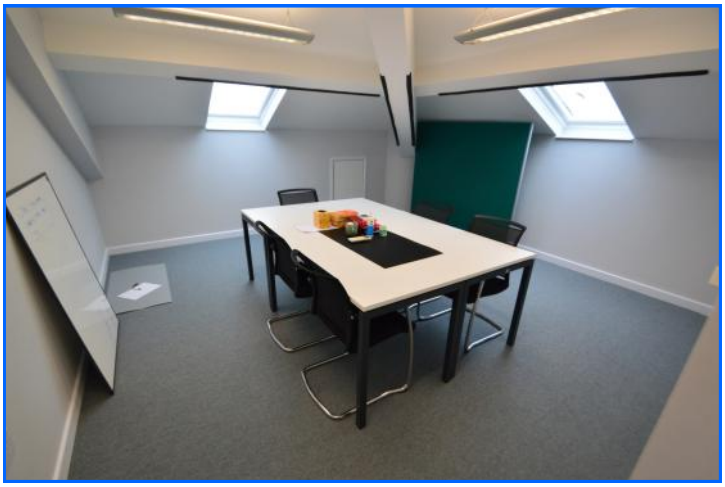
MANAGER'S OFFICE
222 sq.ft (21 sq.m) Carpet, Velux windows, lighting, air conditioning, carpet, beamed ceiling

STORAGE
102 sq.ft (9 sq.m) Carpet, lighting

KITCHEN / STAFF ROOM
Base units and worktop, stainless steel single drainer sink

OUTSIDE
To the rear of the property is car parking with 2 spaces demised for the suite.





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.
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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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