

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£16,500 - £34,500**  
per annum

Unit 3, Old Station Road, Barnstaple EX32 8PB

1,818 - 3,709 Sq Ft  
(168.97- 344.67 Sq M)

# Summary

- Ground & First Floor office units - available as a whole or individually
- Open plan layout
- Well established location
- Located on main arterial route into town centre
- On site parking available
- Nearby occupiers include Lidl, Majestic Wines, Enterprise rent a Car
- Suitable for a variety of uses (STP)

## Location:

Barnstaple is the largest town in North Devon and the regions' centre for commerce, culture, education and service provision. A centre for both retail and industrial commerce as evidenced with Greenlanes Shopping Centre and Roundswell Business Park, Barnstaple is also a tourist destination with nearby beautiful beaches, on the historic Tarka Trail and the gate way for Exmoor National Park. The North Devon Link Road and rail links provides good logistics and commuter services and links to nearby towns of Bideford, Torrington and Exeter

## Description:

Located on the outskirts of the town centre, the property is within a terrace of business units fronting

Eastern Avenue and Old Station Road. Easily accessible being just off the North Devon Link Road. The units are steel frame construction with part brick and glazed elevation under a pitched roof. On the ground floor, the premises are open plan with own welfare facilities. There is a lobby area which also leads to the first floor unit which is also open plan with air conditioning and dual aspect double glazed windows to front and rear and separate welfare facilities.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Ground floor</b>	175.70	1,818
<b>First floor</b>	168.97	1,891
<b>Total</b>	344.67	3,709

## Service / Estate charge:

Charged on an ad-hoc basis as and when services are undertaken. Contact the agent for further details.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

D (78)

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe / restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value, shown separately as ground and first floor units is £14,000 and £15,500 respectively for 2022/2023. If taken as one unit, the business rates will need to be re-assessed.

## Terms:

The premises are available by way of a new effective full repairing and insuring lease. Ground floor at £18,000 pa. First floor at £16,500 pa.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the asking price and service charge.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.



## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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