



To Let By Private Treaty Subject to Contract

**OFFICE SUITE WITH ON SITE CAR PARKING – 949 SQ.FT (88 SQ.M) –
BUSINESS PARK LOCATION**

**UNIT 1 TEAM HOUSE, RIVERSIDE ROAD, POTTINGTON INDUSTRIAL ESTATE,
BARNSTAPLE, NORTH DEVON, EX31 1QN**

RENTAL: £12,500 per annum

- Prominent location on busy Riverside Road*
- Office suite of 949 sq.ft (88 sq.m), comprising of main open plan office, managers office and meeting room*
 - Self contained access and car parking for 5 vehicles*
 - Shared storage, kitchen and toilet facilities with 1 other Tenant*
- Business rates to be assessed but expected to be eligible for 100% small business rates relief*

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 property occupies a prominent location on Riverside Road. There are assorted users in the immediate vicinity including Screwfix, Driving Standards Agency, Crown Paint and Howdens Joinery.

THE PROPERTY AND CONSTRUCTION

The premises fronts Riverside Road and consists of 949 sq.ft (88 sq.m) which offers main open plan office, meeting room and managers office. Specification includes gas central heating, double glazing, double entrance door, carpet, strip lighting, comms trunking. There is shared use kitchen, toilets and storage with one other occupier within the building. There is car parking to the front of the premises for 5 vehicles.

THE PROPOSAL

The premises are available by way of a new lease, with a service charge payable for maintenance of the exterior of the property.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

The premises currently forms part of a larger assessment with a Rateable Value (2023 Listing): £17,000. Once a new letting is complete and the premises split the Rateable Value will be reassessed and it is hoped that it

will be below £12,000, thus making it 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.

VAT

We understand the property is elected for VAT, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

THE ACCOMMODATION (*comprises*)

MAIN OFFICE

GIA 949 sq.ft (88 sq.m) Double glazed entrance door, open plan office with carpet, double glazing, radiator heating, strip lighting, comms trunking and incorporating meeting room and managers office divided with glazed partitioning.

There is one other occupier within the building, who have their own separate access, with the toilets, kitchen and storage being shared with this 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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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