



To Let By Private Treaty Subject to Contract

**INDUSTRIAL / WAREHOUSE UNIT, CONSTRUCTED 2020, WITH GOOD SPECIFICATION AND MEZZANINE FLOOR**

**UNIT 8 SANDBANKS BUSINESS PARK  
YELLAND QUAY, WEST YELLAND, BARNSTAPLE, NORTH DEVON, EX31 3UH**

**RENTAL £9,250 per annum**

- On Business Park of 8 industrial / warehouse units developed 4 years ago*
  - Unit size of 630 sq.ft (59 sq.m) plus mezzanine of 303 sq.ft (28 sq.m)*
- Specification including mezzanine with first floor windows to front and rear, LED lighting, Three Phase electricity, electric roller shutter, display frontage (can be removed if desired), power floated floor, toilet facilities, personnel door*
  - On site car parking, 2 spaces*
  - Eligible for 100% smalls business rates relief*

**LOCATION**

A361 / Link Road 3 miles, Barnstaple town centre 5 miles, Bideford town centre 5 miles

**THE SITUATION**

The site is situated just off the B3233, going through the village of Yelland, on Yelland Quay. There are a variety of mixed industrial and office users in the immediate vicinity with the site being one of the first commercial sites on the left hand side as you drive into the Estate. There is also an on-site café.

## **DESCRIPTION**

The development consists of 8 industrial, workshop and warehouse units in 2 terraces which were constructed approximately 4 years ago. The end terraced unit has a floor area of approximately 630 sq.ft (59 sq.m) with specification including BT connection, electric roller shutter door, display frontage (can be removed if desired), internal block work to circa 8' (2.45m), double glazed personnel door, Three Phase electricity, power floated floor (currently fitted with laminate flooring that can be removed if desired), toilet facilities, shower, LED lighting as well as a mezzanine floor of 303 sq.ft (28 sq.m) with underside down lighters and LED lighting. There are first floor windows to front and rear elevations and on-site car parking for the unit, 2 spaces. The ground floor has been subdivided with a partition wall which could be removed if desired to create a larger open space.

## **TERMS**

The premises are made available by way of a new commercial lease, being 6 year terms with a tenants only break clause at year 2. Rent reviews every 2 years at 5% increases. There is a service charge levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, estimated at £250 pa.

## **RATES**

We are verbally advised by the Local Rating



Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £4,050 Rates Payable: £2,033, 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.

## **THE ACCOMMODATION** (comprises)

630 sq.ft (59 sq.m) plus mezzanine floor of 303 sq.ft (28 sq.m) with double glazed windows to front and rear

## **LEGAL COSTS**

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

## **VAT**

VAT is applicable, at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

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



### **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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