



For Sale / To Let By Private Treaty - Subject to Contract

FREEHOLD WORKSHOP AND OFFICE PREMISES WITH REAR YARD

**UNIT 16A CASTLE PARK ROAD, WHIDDON VALLEY INDUSTRIAL ESTATE,
BARNSTAPLE, NORTH DEVON, EX32 8PA**

**PRICE: Offers invited in region of £265,000 Freehold
RENTAL: £18,750 per annum**

- ***Configured as workshop 555 sq.ft (52 sq.m) with front and rear roller shutter giving access to rear enclosed yard and garage workshop***
 - ***Ground and first floor offices GIA 1,451 sq.ft (138 sq.m) plus kitchen and toilet facilities***
 - ***Of interest to owner occupiers and / or investors***

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 is situated just off the A361 / A39 Link Road on the established Business Park of Castle Park Road. Occupants close include Rexel Electrical, Brandon Hire Station and Plumbase.

THE PROPERTY AND CONSTRUCTION

The premises are of steel portal frame construction under a profiled insulated roof with brick work to the exterior of the premises to approximately 7ft with insulated profiled cladding above. Unit 16a provides a ground floor GIA of 1,195 sq.ft (111 sq.m) configured as workshop, offices and toilet. The mezzanine floor within Unit 16a is accessed by a front and rear staircase with 2 offices, kitchen, toilet, workspace and meeting room. To the rear of the unit is a fenced rear yard of 1,603 sq.ft (149 sq.m) which incorporates a garage/workshop for additional storage. There is car parking for 2 vehicles to the front of the premises, as well as communal parking on the Estate.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest with vacant possession although it should be noted the premises are currently Tenanted as follows:-

Unit 16a – On Track Education - £18,750 pa, lease expiry February 2025.

The units are held on two separate titles but can obviously be occupied by one occupier if desired. Alternatively rental propositions will be considered.

PLANS AND SPECIFICATION

Plans are available from the Selling Agents upon request.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2023 Listing): Rateable Value: £14,500
Rates Payable £7,279 based on uniformed business rate of 50.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

GIA 1,195 sq.ft (111 sq.m) configured as entrance lobby, 3 offices, disabled toilet and incorporating

WORKSHOP / WAREHOUSE

555 sq.ft (52 sq.m) Roller shutter door to front and rear providing access to yard area, stairs to:-

FIRST FLOOR

MEZZANINE WORKSPACE

471 sq.ft (44 sq.m) LED lighting, carpet, false ceiling, radiator heating and incorporating rear office / meeting room

The remainder of the mezzanine floor provides

MAIN OFFICE

340 sq.ft (32 sq.m) Double glazing, carpet, radiator heating

2 x TOILETS

KITCHEN

OUTSIDE

To the rear of the unit is a fenced yard area of 1,603 sq.ft (149 sq.m) which also incorporates a garage of 258 sq.ft (24 sq.m). There is also car parking to the front of the unit as well as communal parking on the Estate.

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 with drawn.

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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