



**REFURBISHED PERIOD OFFICE PREMISES
WITH WELL APPOINTED ACCOMMODATION**

KNOWN AS

**CHARLOTTE HOUSE, 22 BOUTPORT STREET,
BARNSTAPLE, NORTH DEVON, EX31 1RP**

To Let By Private Treaty Subject to Contract

- Town Centre location close to High Street and car parking***
- Refurbished office accommodation within 'eye catching' period building***
- Office accommodation over 3 floors including meeting room, reception and individual office space***
- Specification including heating, LED lighting as well as many period features including fireplaces, ceiling cornice***
 - Eligible for small business rates relief***
 - Rear patio garden area***

RENTAL: £15,000 per annum

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 on Boutport Street close to the entrance to Joy Street and Green Lanes Shopping Centre and Multi storey car park. The property therefore provides good access to the town centre and related

services with transportation links being further increased with bus stops close by.

THE PROPERTY AND CONSTRUCTION

Being a period Grade II Listed Town Centre office premises that has been subject to considerable refurbishment with works completed in 2021. Although the premises now provides modern office space there are still many period features that have been retained including ceiling corning, fire places, staircase and a rear wooden panelled meeting room. The premises has office accommodation over three floors with an attractive rendered double frontage under a pitched slate roof. Further specification includes LED lighting, modern electric heating, kitchen, toilet facilities, fire alarm, intruder alarm, video entry and rear patio garden. In total the building provides office space of 1,600 sq.ft (1,249 sq.m) with plenty of additional circulation space including hallways and landings.

TERMS

The premises are made available by way of a new lease, to be held on an internal repairing and inuring basis. At present 2 first floor offices are sublet for £450 pm, the sub

tenants can remain in situ if desired with the rent being payable to the new Tenants, likewise the whole premises can be utilised by the new Tenants.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £13,500 Rates Payable: £6,507 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £15,000 or less are eligible to apply for some business rates relief. 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

Lobby entrance with video entry system leading to hallway with cleaning cupboard

RECEPTION OFFICE

82 sq.ft (8 sq.m) Electric heating, secondary glazing, adjoining 3 piece shower room

OFFICE

189 sq.ft (18 sq.m) Ceiling cornice, vinyl flooring, electric heating, secondary glazing, filing cabinet recess

MEETING ROOM

368 sq.ft (34 sq.m) Fireplace with electric fire and stone surround, wood panelling, hot air heating, carpet, vault, storeroom

TOILET

Tiled floor, wash hand basin, low level w.c.

FIRST FLOOR

Landing with carpet, electric heating, store cupboard

OFFICE

128 sq.ft (12 sq.m) Electric heating, secondary glazing, carpet with through office to:-

OFFICE

154 sq.ft (14 sq.m) Electric heating, secondary glazing, carpet

OFFICE

233 sq.ft (22 sq.m) Electric heating, secondary glazing, carpet

OFFICE

106 sq.ft (10 sq.m) Electric heating, secondary glazing, carpet, fireplace

TOILET

Wash hand basin, low level w.c.

KITCHEN

Velux window, eye and base units, worktop, electric heating

SECOND FLOOR

Landing with carpet and electric heating

OFFICE

109 sq.ft (10 sq.m) Electric heating, secondary glazing, carpet

OFFICE

231 sq.ft (21 sq.m) Electric heating, secondary glazing, carpet, fireplace

OUTSIDE

To the rear of the property is a walled patio garden area.



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
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