



To Let By Private Treaty Subject to Contract

**MODERN INDUSTRIAL / WAREHOUSE UNITS WITH CAR PARKING
- 1,784 SQ.FT (166 SQ.M)**

**HABAT ENTERPRISE PARK
CLOVELLY ROAD, BIDEFORD, NORTH DEVON, EX39 3HN**

RENTAL FROM £13,380 PER ANNUM

LOCATION

Bideford is the administrative centre of the Torridge area and has a static population in the order of 13,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 25,000 with a shopping catchment population of 141,000.

THE SITUATION

The units are situated on the Clovelly Road Industrial Estate just off the A39, close to the Atlantic Retail Village. There are mixed users on the industrial estate including Lidl, Plumb Centre, City Plumbing Supplies and BJ's Value Store. Habat Enterprise Park is a development of 12 industrial units ranging from 500 sq ft - 1,784 sq ft.

THE ACCOMMODATION (*comprises*)

The units are in predominately two terraces and are a mix of block and profiled steel construction. There is brickwork to 6ft to the front elevations and internal block work to all elevations, three phase electricity, roller shutter door and toilet facilities.

<u>Unit</u>	<u>Size</u>	<u>Rent (pa)</u>	<u>Service Charge (est)</u>
Unit 7	1,784 sq.ft	£13,380	£640 pa inc buildings insurance

TERMS

The units are available by way of new lease, with short and long term propositions considered upon merit.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £8,800 Rates Payable: £4,241 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less could be eligible to apply for 100% business rates relief. Occupiers should make their own enquiries of Torrridge District Council.

PLANNING

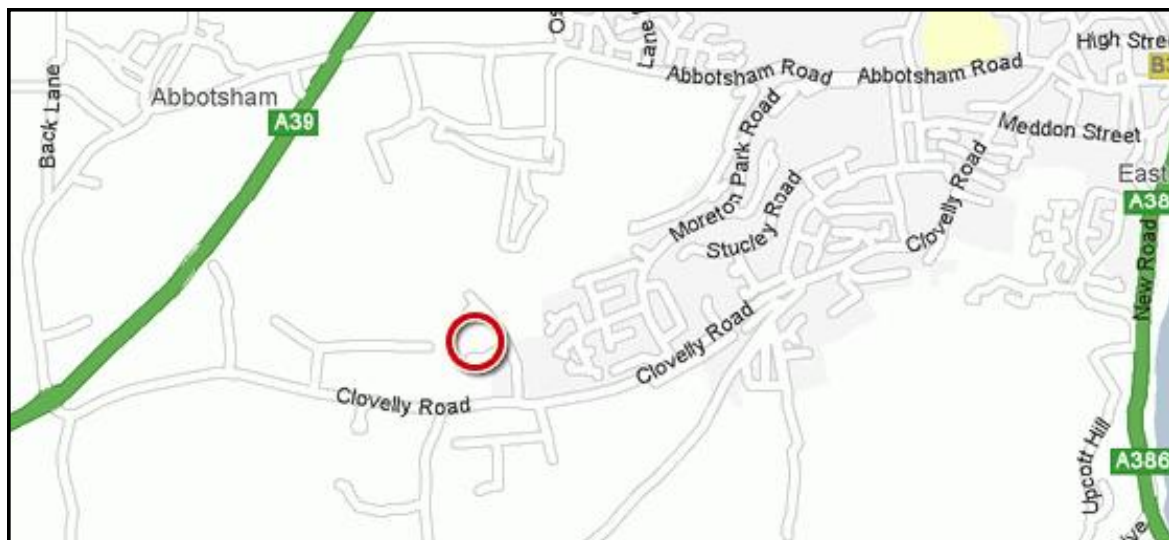
A variety of uses within Class B1, (Business), B2 (General Industrial) and B8 (Storage and Distribution) of the Town & Country (Use Classes) Order 1987.

LEGAL COSTS

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

VAT

The rental of the units attracts VAT.



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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