



The Custom House (part first floor), The Strand, Barnstaple, Devon. EX31 1EU

Status: To Let

Price: £9,500 per annum

Quality Suite of Offices in Central Barnstaple

- 1583 sq. ft. (147m2)
- Modern Presentation
- To Let - May Sell
- Open plan & Private meeting rooms
- Riverfront & sitting out areas 50 yds.
- Extensive car-parking nearby
-

Ref: UW871

SOLE LETTING AGENTS

GENERALLY

These well presented offices will suit a professional business seeking representation in Barnstaple town centre in what is generally regarded as a desirable business address by the River Taw. Photographs show the "open space" immediately outside the premises which will offer a pleasant environment for staff. There is plenty of long and short term car parking with easy walking distance.

The office space has been refurbished by the current occupiers to high standards with benefits including gas central heating, dado trunked AC/Telephone/IT connections), PVCu double glazed windows, sensor activated interior lighting, textured wall papers, vertical window blinds, intruder alarm (re-activation required), fire -alarm system, suspended ceiling panels with integrated lighting and plenty of natural light. The Suite is accessed via a convenient side door (pictured).

The Office has a Reception, Open plan Main Office (suitable 12-14 work stations) and 3 x Private/Meeting Rooms and Ladies & Gentlemen's WC facilities.

Our landlord clients advise that some of the office furniture can be left in situ, if required.

LOCATION

Barnstaple is located on the North Devon coast and is the principal retail, business, leisure and cultural centre in the district and plays a strategic role in the provision of health and education services and public administration. It lies 53 miles west of Taunton and 43 miles north east of Exeter. Access to Barnstaple is provided by the A361 North Devon Link Road with connection at Junction 27 of the M5 Motorway.

Barnstaple is a strong market town and tourist centre with around 750,000 visitors each year making it the second most important destination in Devon after the Torbay area. The town has a resident population of 32,000 and retail catchment population estimated in the region of 120,000 within a 20 mile radius of the centre. 76% of this population lives in or around the Taw Estuary between Barnstaple and Bideford.

ENERGY PERFORMANCE CERTIFICATE

Accessed in Band C. Copy on request.

LEASE TERMS

The premises are available to rent on new lease terms (length to be agreed between the parties) Incoming tenants will be required to provide two satisfactory trade and/or character references and a bankers reference for landlords approval.

RENT

£9,500 per annum, payable monthly or quarterly (to be agreed) in advance. A one month rent deposit will be required to be held by the landlord.

SALE AVAILABILITY

Our clients may consider a sale of the premises (long leasehold interest)

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

VAT

We are advised that VAT will not be chargeable on the rent.

VIEWING

Viewing can only be carried out with prior notice by contacting :-

Dean Warmington: DD 01271 378 731 M: 07971 830 881 E: dw@underwoodwarmington.com
Website: www.underwoodwarmington.com

ACCOMODATION COMPRISES

	Imperial	Metric	Sq Ft	m ²
Open Plan Office	32' 9" x 27' 6"	10.1m x 8.5m	901	84
Reception	17' 2" x 14' 0"	5.3m x 4.3m	239	22
Taw Meeting Room	14' 0" x 8' 8"	4.3m x 2.6m	120	11
Torridge Meeting Room	14' 0" x 8' 8"	4.3m x 2.6m	120	11
Board Room	14' 7" x 13' 10"	4.5m x 4.2m	203	19
2 x WC's				

BUSINESS RATES

Rateable value: £13,000

Rates payable for 2021/22: £6,552 (approx)

Currently NO BUSINESS RATES AR PAYABLE FOR THESE PPREMISES.

Small Business rates relief may apply. Visit : www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

SMALL BUSINESS RATE RELIEF

You can get small business rate relief if:

your property's rateable value is less than £15,000

your business only uses one property - you may still be able to get relief if you use more

Contact your local council to apply for small business rate relief.

What you get :-

You will not pay business rates on a property with a rateable value of £12,000 or less.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

Examples

If your rateable value is £13,500, you'll get 50% off your bill. If your rateable value is £14,000, you'll get 33% off.

If you use more than one property

When you get a second property, you'll keep getting any existing relief on your main property for 12 months.

You can still get small business rate relief on your main property after this if both the following apply:

none of your other properties have a rateable value above £2,899

the total rateable value of all your properties is less than £20,000 (£28,000 in London)

TENURE

A new Lease is available - terms to be agreed

VIEWING

For an appointment to view please contact:

Dean Warmington

Tel: 01271 378731

Email: dean@underwoodwarmington.com

Mobile: 07971830881

PROPERTY REFERENCE NUMBER

Reference:UW871

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.

Any description of information given should not be relied upon as a statement of representation of fact or that the property or its services are in good condition. Neither Underwood Warmington (nor its Joint Agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

The photographs show only certain parts and aspect of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by an intending tenant.







