



**6 Moxhams Court, Silver Street,
Barnstaple, Devon. EX32 8HR**

Status: Let

**Price: Confidential Agreement
reached**

**Highly adaptable commercial
premises located in a central
position in Barnstaple Town
Centre - available TO LET**

- 2058 sq. ft. (191m²)
- Central Barnstaple location
- Suitable variety of uses
- 10ft electric roller shutter access
- Ideal showroom/workshop/
storage/studio/office
- Immediate availability

Ref: UW900

SOLE LETTING AGENTS

INTRODUCTION

Barnstaple is North Devon's Commercial Centre being a popular and successful market town. Location is excellent for a variety of businesses wishing to be in the heart of the busy town centre core. The town offers a good trading location and with a resident population of approaching 30,000, complimented further by trade from a wide hinterland increasing the catchment area to circa 120,000, enhanced further by its popularity with tourists throughout the year. The region is easily accessible via the A361 (North Devon Link Road) which gives direct access to the M5 motorway at Junction 27 (Tiverton), where there is also an Intercity rail link (Tiverton Parkway) and airports at Exeter, & Bristol.

LOCATION

It is rare to find commercial premises such as this in such a central, town centre location. In our opinion this presents "6 Moxhams Court" with the opportunity to be utilised for a number of Business Use types, subject to obtaining planning permission (if required). The most recent use of the building was storage although other previous uses have included a flooring showroom, a kiddes play centre/creche/nursery, and for many years a vehicle repair workshop.

A single-storey building (concrete portal frame construction) the number of potential uses to which the building could be put is endless. Interested parties are advised to make their own enquiries with the Local Planning Authority, North Devon Council: T: 01271 388 288 Website: northdevon.gov.uk.

The towns facilities are within five minutes of so walk. The main bus/coach station is literally opposite (200 metres) and there are short and long stay car parking facilities nearby.

All rental propositions will be considered by the Landlord on their merits. A business plan and usual refences will be required.

SERVICES

Mains water, electricity and drainage connected.

TERMS

The premises are available by a sub lease within approximately 8 years to run. Rental £15,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

VAT

All figures quoted are exclusive of VAT.

COSTS

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

MONEY LAUNDERING COMPLIANCE

In order to comply with UK Money Laundering Regulations 2017, UNDERWOOD WARMINGTON will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and other required documents

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

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 purchaser/tenant.



