



ES MOTs TYRES WELDING CLUTCH



TO LET

Unit 7 Plantation Court

Clovelly Road Industrial Estate, Bideford, EX39 3HN

Ground Floor Industrial Unit – 2,570 sq ft gross approx



Location

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hours drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton and the Devon/Cornwall border.

The unit is situated on part of the Clovelly Road Industrial Estate known as Plantation Court, just off the A39 close to Atlantic Retail Village, Asda Supermarket and Lidl Supermarket. There are mixed uses within the immediate vicinity including Plumb Centre and City Plumbing as well as a variety of industrial, office and leisure users.



**M5
(Tiverton)**



**41 miles south
west**

Barnstaple



12 miles

Braunton



17 miles

Exeter



43 miles

Accommodation

Description

The premises is of steel portal frame construction arranged as an end-terrace light industrial / warehouse unit, with internal and external blockwork to circa 7ft with insulated profile steel clad elevations above.

The insulated pitched roof has 10% translucent roof panels, a ridge height of 5.80m with further specification including; roller shutter door (4.1m high), power floated floor, three phase electricity, separate double-glazed personnel door, ground floor office with CCTV and toilet facilities with 2 additional first floor offices, one including a modern kitchenette.

Parking

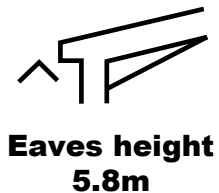
To the front and side of the premises is car parking / yard space.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor – warehouse, office & WC	2,207	205
First - offices	363	34
TOTAL	2,570	216

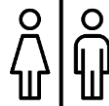
Roller shutter door



Office content



WC facilities



Kitchenette



3-Phase Power



Onsite parking



Planning | Rates | EPC | Terms

Planning

We understand that the accommodation has planning consent for light industrial use but any occupier should make their own enquiries to the Planning Department of Torridge District Council. Tel: 01237 428700 or www.torridge.gov.uk.

Business Rates

Interested parties should make their own enquiries to Torridge District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is D (91) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term to be agreed.

Rent

The property is offered to let for £17,000 per annum plus VAT.

Estate Charge

A service charge is levied on the unit as part of the overall Estate, estimated at £2,949 per annum (£737 per quarter).

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: WA/JAS/98959
Date: January 2024
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.