

REF 1784



TO BE LET
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**UNIT 14, TWO RIVERS INDUSTRIAL ESTATE BRAUNTON ROAD,
BARNSTAPLE, NORTH DEVON, EX31 1JY**

IDEAL F1 OPPORTUNITY WITH OUTSIDE SPACE AND PARKING

020 8099 3119
sales@bernardgordon.co.uk



Bernard
Gordon &
Company

OVERVIEW

Ideal F1 opportunity located in North Devon, EX31

Total GIA is approx 6,400 sq. ft

Fenced external area suitable for use as a children's play area and outdoor recreational space

The property is situated approximately 1 mile from Barnstaple railway station, providing regular services to Exeter and onward connections to London Paddington

A short distance from Barnstaple town centre, with a range of shops, cafés, restaurants and everyday amenities available approximately 1.5 miles from the property

To Be Let - offers invited in the region of £45,000 per annum exclusive

Freehold may be available - price upon application

Subject to contract



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📍 LOCATION

The property is situated on Two Rivers, fronting Branton Road, a principal route into Barnstaple from the north. The surrounding area is mixed in character, comprising a range of commercial and employment uses alongside established residential properties, including housing immediately adjacent to the property.

The property is conveniently located for local amenities, with a selection of convenience stores, food outlets and other everyday services available within the surrounding area. A wider range of shops, cafés, restaurants, banks and leisure facilities can be found within Barnstaple town centre, which is approximately 1.5 miles from the property. Anchorwood Retail Park also provides a range of retail and food outlets and is situated within the wider town area.

Barnstaple railway station is the nearest station, located approximately 1 mile from the property, and provides regular services to Exeter St Davids. From Exeter, direct rail services operate to London Paddington, with journey times of approximately 2 hours. The property also benefits from good road communications, with the A361 providing access towards the M5 motorway at Junction 27 and the wider regional road network.

📍 THE PROPERTY

The property comprises a detached two-storey commercial building extending to approximately 6,400 sq ft. The property has most recently been utilised as an educational facility and benefits from an F1 use class.

The accommodation is arranged over ground and first floor levels, providing a range of flexible spaces suitable for a variety of educational, community and other compatible uses. The ground floor benefits from extensive glazing and vehicular access, together with toilet and ancillary storage facilities. The first floor benefits from separate self-contained access and is currently arranged to provide a number of individual office rooms, together with kitchen and toilet facilities.

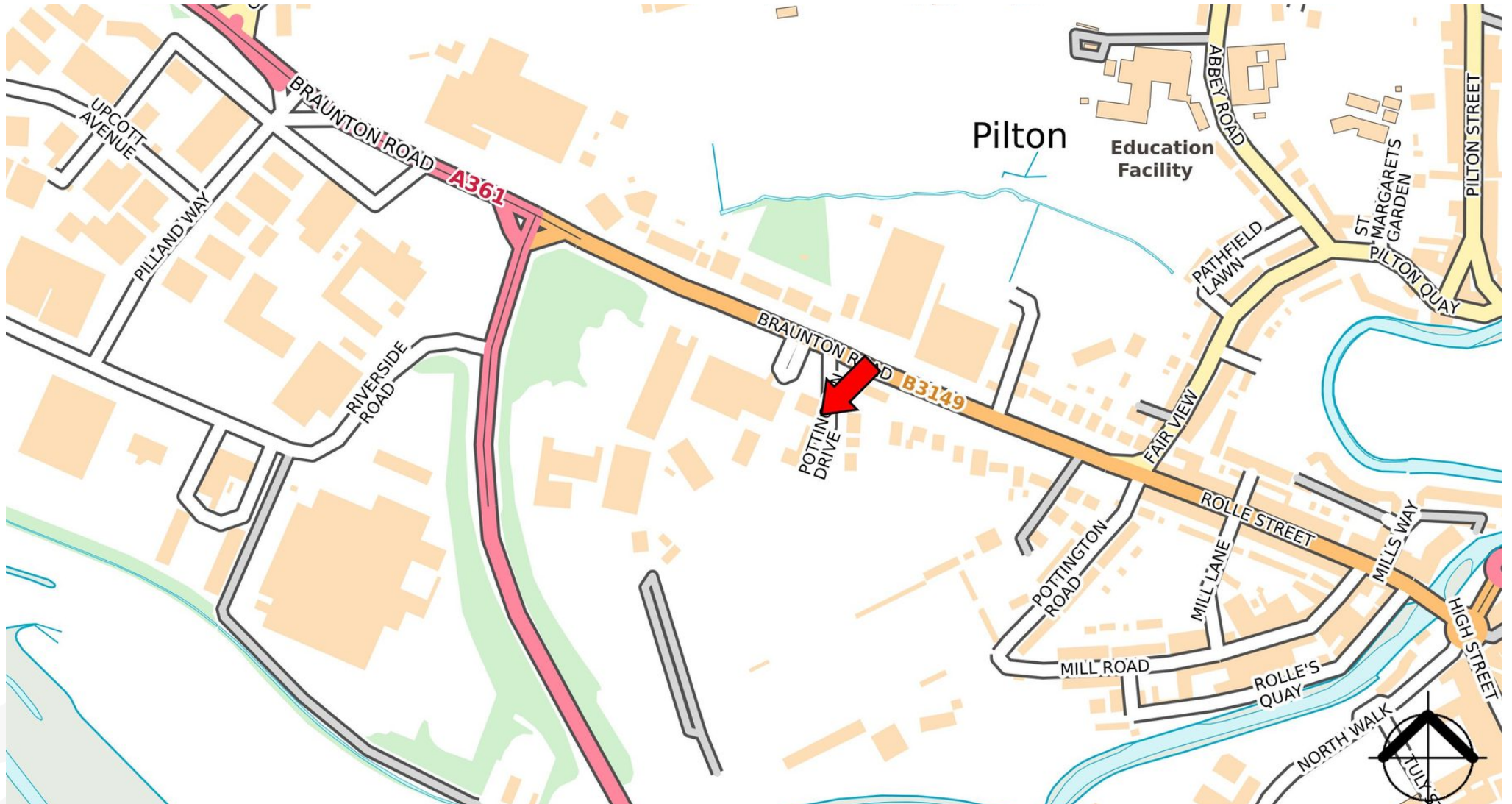
Externally, the property benefits from a substantial fenced area to the front of the building, previously used as a playground, providing useful secure external space with potential for a range of occupier uses. In addition, the property provides approximately 20 dedicated car parking spaces, together with further external space to the rear.

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LOCATION & SITE

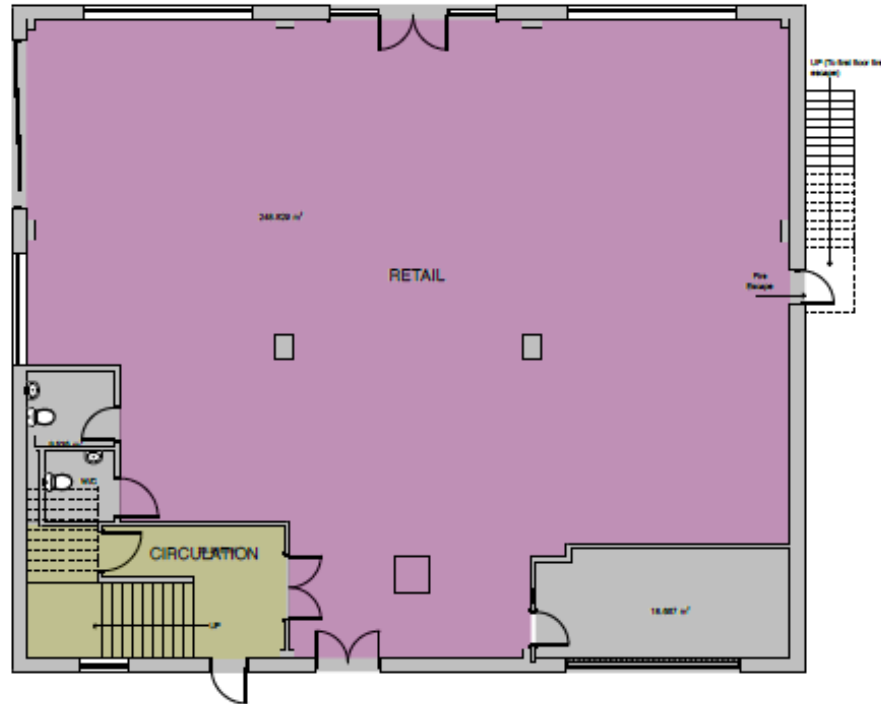


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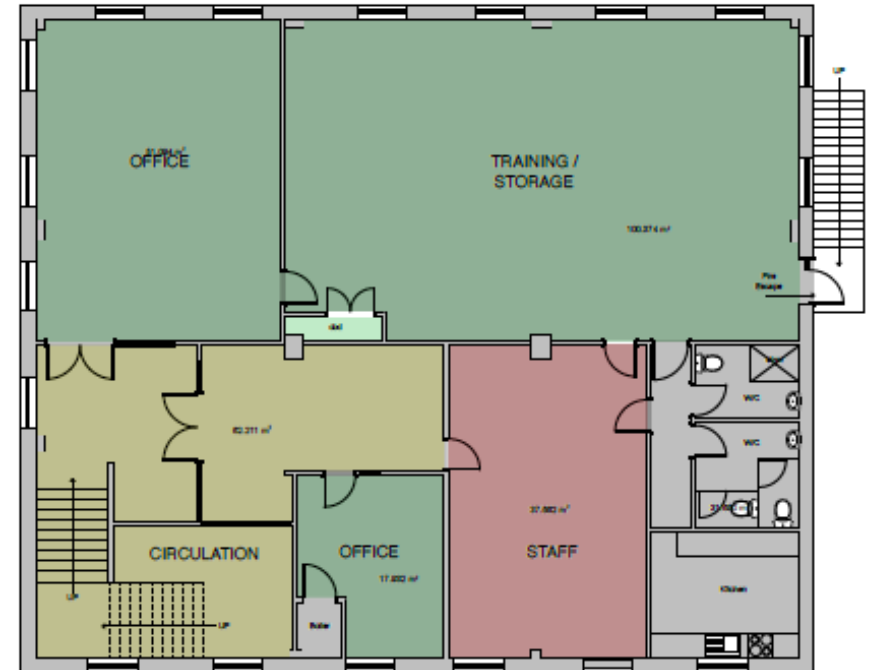
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FLOOR PLAN



0. Ground Floor

1:100



1. First Floor

1:100

🕯 PLANNING

We are advised the building has a Use Class F1. **Applicants are recommended to seek their own advice in relation to planning.**

🕯 EPC

EPC Rating - C

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 PRICE

Freehold may be available - price on application, subject to contract.

🕯 RENT

£45,000 per annum exclusive, subject to contract.

🕯 COSTS

Each party to be responsible for their own legal and professional costs.

🕯 HOLDING DEPOSIT

A holding deposit of £3,000 will be required to secure this property. The deposit will be non-refundable unless the vendor/landlord withdraws, clear title cannot be demonstrated, or suitable indemnity insurance cannot be obtained. The deposit will also be non-refundable if the purchaser/tenant materially alters the agreed heads of terms after solicitors have been instructed, or fails to complete within a reasonable period following issue of the legal documentation or by any agreed deadline. The deposit will be held in our client account until completion.

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Ben Goldstone

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STRICTLY BY APPOINTMENT ONLY

IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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