



To Let

**Office 6A, The Barns, Farm Road,
Caddsdwn Industrial Park, Bideford,
Devon, EX39 3BT
17m² (183 sq ft) NIA**

Location

The Barns Complex at Caddsdwn Business Support Centre is situated at the end of the main arterial road through Caddsdwn Industrial Park, just off the A39, close to Atlantic Village Retail Park. There are three meeting/conference rooms nearby which are available to rent at a discount to tenants. There is on site parking for tenants and their visitors.

Accommodation

Total Floor Area of Office 6A is 17m² (183 sq ft). The office is situated on the first floor and has toilet facilities close by and a kitchen on the ground floor.

Rent & Service Charge

The passing rental is £1830 pa + vat per annum and the service charge is £1372.50 pa + vat per annum. Service charge covers items such as electricity, water, buildings insurance, window cleaning, security, grounds maintenance and weekly clean of the Offices. Rent and Service charge is payable in monthly instalments of £320.25 in advance, by direct debit on the 1st of each month.



Telephone & Broadband

We can provide a phone handset for £2.50 per month plus the cost of the call charges + vat. Alternatively you can arrange your own phone service provider. There is a limited broadband service and therefore tenants are recommended to make their own arrangements in this regard.

Tenure

The premises will be let on a three-year business lease. The lease will be contracted out of the provisions of Part II of the Landlord and Tenant Act 1954. A 3 month break clause will be included within the lease for easy in and out terms. The premises are available subject to the legal work.

Deposit of £305 and legal fee for preparing the lease of £60 + vat.

Liability

The Tenant will be responsible for repairing & insuring the interior of the premise. They will benefit from the Landlords responsibility of insuring and repairing the exterior. The Tenant is responsible for business rates and Public liability insurance must be arranged for at least £5,000,000.

Rateable Value

The rateable value is £1875 and the business rates payable are £935.63 for the period 2020-21. You can apply for small business rate relief if this is your only business premises.

Planning

The Offices have permission to be occupied for uses B1/A2 per the Use Classes Order 1987 (including 2005 amendment).

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent. We recommend that the prospective tenant(s) establish the VAT implications before entering into any agreement.

Viewings

Strictly by appointment only, with:

Sarah Pennington

Torrridge District Council

Riverbank House

Bideford

EX39 2QG

Tel: 01237 428738 or 07966 274629

Email: sarah.pennington@torridge.gov.uk



Regulated by RICS

Subject to Contract

Important Notice: These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

