



To Let

Unit 24, Caddstown Business Support Centre, Farm Road, Caddstown Industrial Park, Bideford, Devon, EX39 3BE 145 m² (1561 sq ft) GIA

Location

Unit 24 at Caddstown Business Support Centre is situated at Caddstown Industrial Park, just off the A39, close to Atlantic Village Retail Park. There is on site parking for visitors.

Accommodation

Total Floor Area of Unit 24 is 145 m² (1561 sq ft). The unit benefits from 2 large internal offices, industrial space and a kitchen and toilet. There are 2 parking spaces in front of the unit.

Rent & Service Charge

The passing rental is £10,927 per annum + vat and the service charge is £1248.80 per annum + vat. Service charge covers items such as buildings insurance, security, grounds maintenance and waste disposal. Rent and Service charge is payable in monthly instalments of £1217.58 in advance, by direct debit on the 1st of each month.



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 £1821.17 and legal fee for preparing the lease of £62.92 + 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 £7900 and the business rates payable are £3942.10 for the period 2022-23. You can apply for small business rate relief if this is your only business premises.

Planning

The unit has permission to be occupied for uses B1/B2/B8 per the Use Classes Order 1972 (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
Torridge District Council
Riverbank House
Bideford
EX39 2QG

Tel: 01237 428738 or 07966 274629
Email: sarah.pennington@torridge.gov.uk



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.

