



stratton
creber
commercial
property consultants

Unit 3 (first floor), Old Station Road, Whiddon Valley
Industrial Estate, Barnstaple, Devon, EX32 8PB

To let

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

First Floor commercial premises

Floor area 1,891 sq.ft (168.97 sq.m)

Car parking for 6 vehicles

Available on new lease, terms to be agreed

To let: £16,500 per annum

strattoncrebercommercial.co.uk

Location

The property overlooks Eastern Avenue, the main route into Barnstaple town centre from the North Devon Link Road and the gateway for most visitors to the town. It forms part of a building which also houses Enterprise Rent-A-Car, Majestic Wine Warehouse, Johnstone's Decorating Centre, Pinnacle Vapes and Westcountry Dental. A MacDonalds and a Lidl supermarket are adjacent.

Description

A first floor unit, formerly in office use but suited to other commercial uses. It is mostly open-plan but with one partitioned meeting room and two WCs, and the main office area has suspended ceilings with recessed lighting, carpeted floors, air conditioning providing heating and cooling and full glazing to front and rear elevations.

Accommodation

Net internal area: 1,891 sq.ft (169.0 sq.m).

Lease Terms

Available by way of new contributory full repairing and insuring lease at a rent of **£16,500 per annum exclusive**. Further terms by negotiation.

Energy Performance Certificate (EPC)

Assessed in band D.

Service Charge

A service charge applies; details on request.

Business Rates

Rateable Value: £18,250
Rates Payable 2026/27: £7,884 before any reliefs.

You are advised to make your own enquiries with the local billing authority, North Devon Council, as to whether any rates reliefs may apply.

VAT

VAT is applicable to the rent and service charge.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



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