



**TO LET**

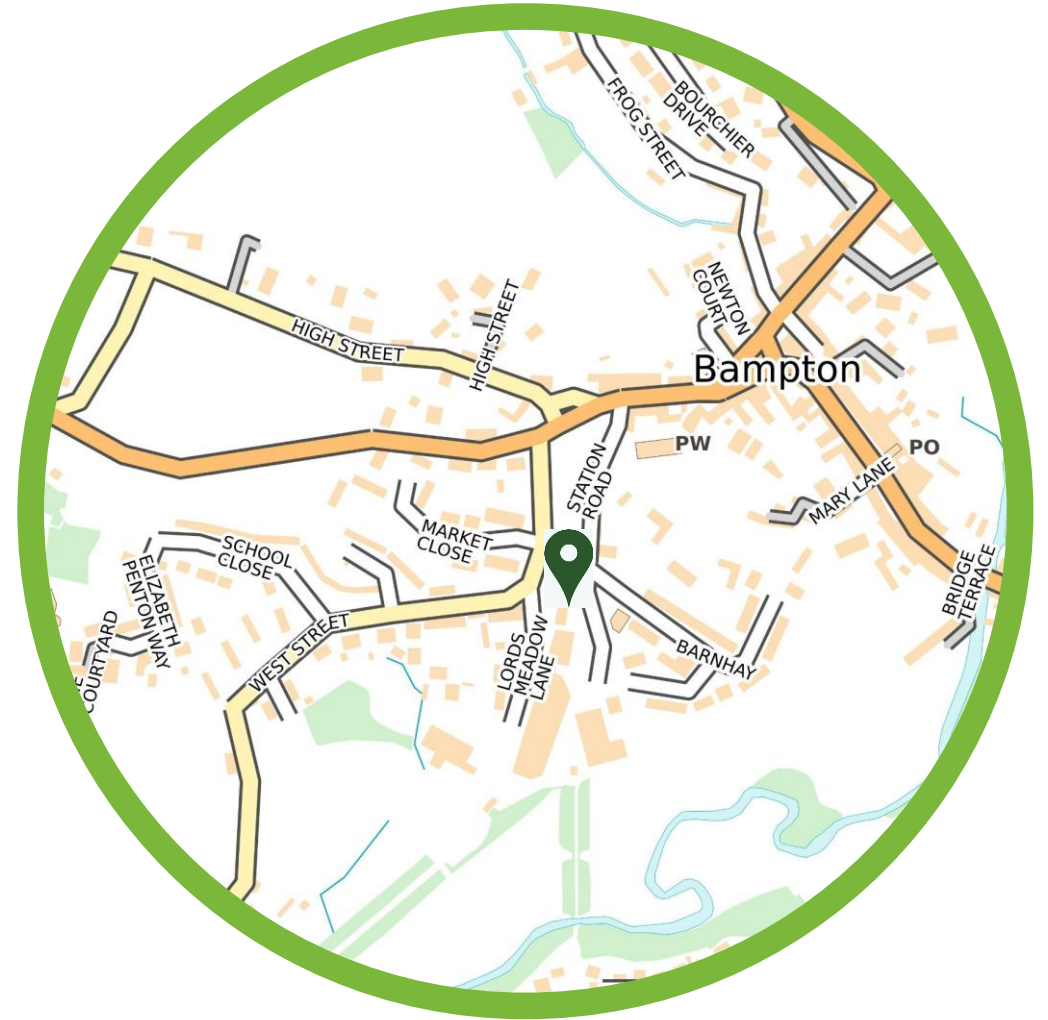
# Unit 7, Global Park

Station Road, Bampton, Tiverton, EX16 9NG  
Industrial Unit with catering fit-out – 2,018 sq ft. net approx.

# Location

Unit 7 sits to the rear of the popular Global Business Park, on the edge of Bampton village centre, close to all the village shops and amenities.

Bampton lies approximately two miles to the south of Exmoor National Park, with Tiverton 8 miles distant to the south, providing the commercial centre of Mid Devon.



**M5**



**13 miles south**

**Tiverton**



**8 miles**

**Minehead**



**24 miles**

**Exeter**



**23 mile**

# Accommodation

## Description

Formerly used as a bakery, the unit is available with a commercial fridge in situ for re-use, subject to testing. Alternatively, the fridge can be used as storage or removed to provide a clear warehouse / industrial unit.

The unit benefits from a front yard with parking for 2 vehicles. To the rear is a single roller shutter, with access for HGV's. The unit has been fitted out to provide three separate rooms, a WC and large mezzanine.

## 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	1,616	150.2
Mezzanine	402	37.4
<b>TOTAL</b>	<b>2,018</b>	<b>187.6</b>

**Surface level  
Doors = 3.8m**



**Onsite  
parking**



**WC facilities**



**Eaves height  
3.9m**

# Planning | Rates | EPC | Terms

## Planning

We have been advised by our client that the property has planning consent for industrial and warehouse uses. Any occupier should make their own enquiries to the Planning Department of Mid Devon District Council. Tel: 01884 255255 or [Planning - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/planning)

## Business Rates

Interested parties should make their own enquiries to Mid Devon 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](https://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is E103, 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](https://www.rics.org/uk/insight/real-estate/code-for-leasing-2020)

## Lease/Tenure/Terms

The property is available direct from the landlord on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £10,000 per annum exclusive of VAT.

## Legal Costs

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

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## VAT

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

## AML

A successful tenant/purchaser 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](http://www.alderking.com)

**AK Ref:** DS/NS  
**Date:** November 2024  
**Subject to Contract**



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## Important Notice

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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.

**alder king**

PROPERTY CONSULTANTS

