



TOWN OFFICE, FULLY FURNISHED OFFICE SPACE IN CENTRAL DULVERTON

KEY PROPERTY FEATURES

- Large 1st floor office, approx. 47m²
- Prominent town center location
- Serviced office
- Dual aspect
- Shared use of kitchen and W.C.
- Shared use of meeting room
- Can accommodate up to 10 workstations



Town Office
First Floor
7-9 Fore Street
Dulverton
Somerset
TA22 9EX



The Town Office is located above the National Park Visitor Centre in Dulverton

PARK PURPOSES

Exmoor National Park Authority is offering the opportunity to let its property, the Town Office, in central Dulverton. The space would be ideal for a start up or current business looking for additional or a new location.

As a National Park Authority, Exmoor National Park Authority has a duty “to seek to foster the social and economic wellbeing of the local communities”, a duty at the heart of much the Authority does.

Exmoor National Park Authority is therefore delighted to be offering the Town Office to the market, a premises perfectly situated to offer a developing Exmoor business space to grow and contribute to the local community and economy.

LOCATION

Near the Somerset/Devon border and within Exmoor National Park, Dulverton is an attractive, lively market town situated in a steeply wooded valley where the River Barle meets the River Exe. Bustling with locals and tourists alike, the town offers numerous independent shops, cottages and tea rooms, pubs and restaurants. The town of Dulverton is:

- 1.7 miles from the A396, a key access route to the rest of the National Park.
- 11.4 miles from the Devon Link Road, the A361, offering prime access to North Devon.
- 25.8 miles from Barnstaple and 13.9 miles from Tiverton.

The Town Office is situated in the heart of Dulverton, on the high street, Fore Street. It sits on the first floor above the National Park Visitor Centre and Dulverton Library.





DESCRIPTION

A traditional building, most likely dating back to the 1700s, the Town Office is located in the heart of Dulverton, above the Authority's Visitor Centre and Dulverton Library, a former Ironmongers.

Access to the Town Office is gained via a street level entrance that leads to a flight of internal stairs taking one to the first floor. The office itself offers a large open plan space with capacity to hold 10 workstations.

The space is dual aspect overlooking the high street, with a third rear window which ensures good levels of natural light. The office also benefits from mains electricity with strip lighting, 2 wall mounted electric heaters, carpeted flooring throughout, and a push-button lock that complements a traditional Yale lock.

At present, the office is furnished with 6 workstations and chairs, 2 filing cabinets, 2 white/notice boards, 1 large standing shelving unit and 1 double-doored cupboard.

An additional meeting room is also available at the rear of the building which the tenant will share with the Authority. This room has capacity to comfortably seat 10.

There is both a shared bathroom and separate shower room available, as well as a shared kitchen.



ACCOMODATION

Name	Approx. m ² *	Approx. area (m)
Town Office	47.06	6.36m x 7.43m

*The measurements above are for guidance only and should not be relied upon

RENT

£560 per month.

TERM

1 year, fixed term.

INCLUDED SERVICES

Electricity, water, fully furnished, meeting room and 24/7 access.

EPC

The property has an Energy Performance Certificate (EPC) rating of C.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

COSTS

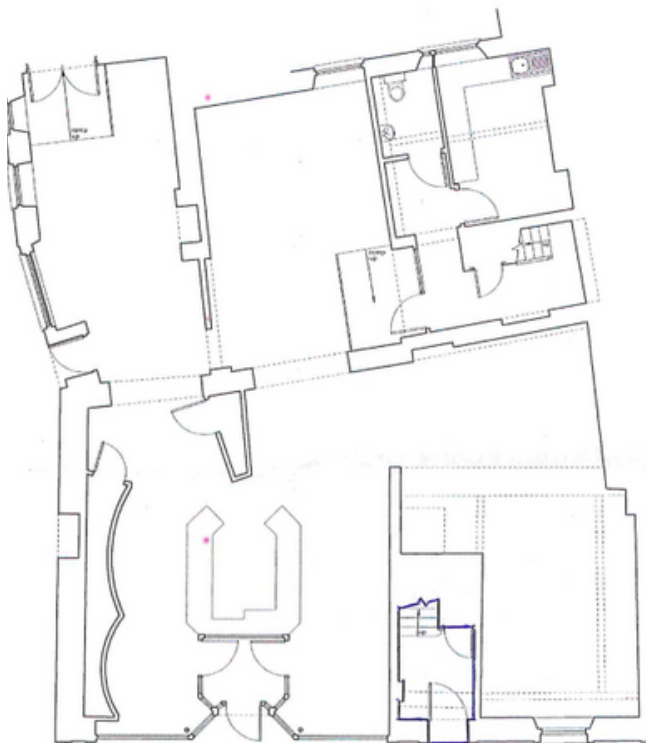
Each party is to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

DUE DILIGENCE

Interested parties will be requested to provide company information to comply with anti-money laundering legislation.



GROUND FLOOR PLAN *

Floor plan



FIRST FLOOR PLAN



EXMOOR
NATIONAL PARK

CONTACT

For further information, or to arrange a private viewing, please contact one of the Authority's Estate Team, Andrew Lawes or Charity Binney-Winfield.

Andrew Lawes B.Sc. (Hons.) MRICS IRRV (Hons.)

Rural Surveyor

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Charity Binney-Winfield B.Sc. (Hons.) MSc

Assistant Rural Surveyor

Tel: 01398 323665

Email: cwinfield@exmoor-nationalpark.gov.uk

Applicants are to register their interest together with a summary of their business proposal for the premises. All applications to be received by Friday 26th January 2024 by post or email to the Estate team.

Applicants must understand that the Authority is not obliged to accept any tender. ENPA will consider all terms offered in the application to achieve best value for the Authority. This could include how an applicant may look to contribute to the Authority's Park Purposes and Duties.

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about area or value in the particulars is provided purely as guidance, it should not be relied upon for any purpose. You should not rely on statements by Exmoor National Park Authority in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. No responsibility or liability is or will be accepted by Exmoor National Park Authority, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

2. Photos: The photographs and images, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Exmoor National Park Authority may be required to establish the identity and source of funds of all parties to property transactions.

Particulars dated December 2023. Photographs dated November 2023



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