



To Let By Private Treaty Subject to Contract

**REFURBISHED WORKSHOP PREMISES - LOCATED ON B3220
- ONE UNIT REMAINING**

**WEST BRUSHFORD FARM
WEMBORTHY, CHULMLEIGH, DEVON, EX18 7SJ**

RENT : £4,000 PER ANNUM

*Redeveloped and refurbished workshop / industrial units
Roller shutter doors, Three Phase Electricity, LED lighting*

Unit 4 - 600 sq.ft (56 sq.m)

On site car parking

Available by way of a new lease

LOCATION

The Estate is located 3 miles east of the village of Winkleigh, on the B3220. Barnstaple is located 20 miles north and Exeter 20 miles south.

TERMS

The premises are available by way of a new lease with short and long term propositions considered upon merit. It should be noted that there is a service charge payment of £106 per month as contribution towards cleaning of communal areas (including kitchen and toilets), buildings insurance, maintenance and servicing of fire alarms and fire extinguishers.

RATES

To be assessed. As from April 2017 properties with a rateable value of £12,000 or less may be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Mid Devon Council.

ACCOMMODATION

Consisting of 5 redeveloped and refurbished workshops / industrial units, this rural trading Estate is known as West Brushford Farm. The units are of steel portal frame construction with a profiled steel elevations, insulated roof cladding with approximately 10% translucent roof panels with additional specification including roller shutter door, three phase electricity and LED lighting. There are shared toilets and kitchen areas with each unit having direct access to a service corridor to access these facilities.

UNIT 3

Industrial Unit - 600 sq.ft (56 sq.m)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction, if applicable.

VAT

It should be noted that VAT is chargeable on the rent.

VIEWING

Strictly through sole agents, JD Commercial (01237) 424053 / 07868 846357



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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