



For Sale By Private Treaty Subject To Contract

**COMMERCIAL INVESTMENT - MODERN INDUSTRIAL UNIT - LET ON  
STRAIGHT 3 YEAR LEASE TERM**

**UNIT 3 LUNDY VIEW, MULLACOTT CROSS INDUSTRIAL ESTATE,  
ILFRACOMBE, NORTH DEVON, EX34 8PY**

**PRICE: Offers invited in the region of £119,950 Freehold**

- Situated on established trading Estate*
- GIA 1,020 sq.ft (95 sq.m) roller shutter and personnel door access*
- Mezzanine floor of 457 sq.ft (42 sq.m) providing further storage and office space*
- Previously used as commercial kitchen space but utilised as workshop and storage at present*
  - 3 year lease term from March 2021, rental £8,000 pa*
  - Business unaffected*

**LOCATION**

Mullacott Industrial Estate is within 5 minutes drive of Ilfracombe on the North Devon coast with access from the A361 Mullacott Cross Roundabout. The Estate has seen considerable development and growth over the last few years with an assortment of business operators on the Estate. The premises are close to Jewsons, Howdens Joinery and Screwfix.

## THE PROPERTY AND CONSTRUCTION

Comprising of 8 purpose built industrial units in 3 blocks, the mid terraced unit is of steel portal frame construction with block and profiled steel elevations with insulated profiled roof cladding and approximately 10% translucent roof panels. Internally the premises has a GIA 1,020 sq.ft (95 sq.m) at ground floor, which is currently partitioned to create storage and warehouse space. There is a mezzanine floor which provides a further 457 sq.ft (42 sq.m) and offers storage and office space. Additional specification includes roller shutter door, double glazed personnel access door, double glazing and toilet facilities.

### **UNIT 3**

32'10 x 31'1 (10.00m x 9.45m) GIA 1,020 sq.ft (95 sq.m) plus mezzanine office and storage of 457 sq.ft (42 sq.m)

## THE PROPOSAL

Our clients are inviting offers for the Freehold interest with the benefit of the existing 3 year lease from March 2021 with no break clauses. Rental £8,000 pa.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## VAT

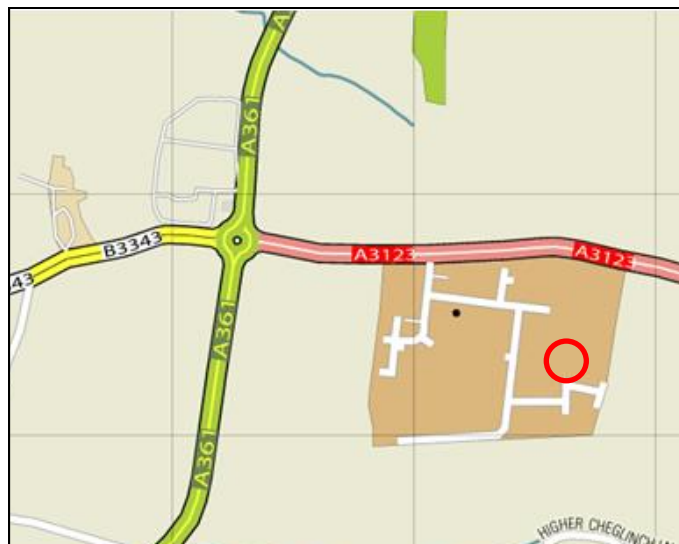
If applicable, at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICES

Mains water, electricity, drainage.



### Commercial Funding

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

### 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  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
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