



To Let By Private Treaty Subject to Contract

**RECENTLY DEVELOPED INDUSTRIAL / WAREHOUSE UNIT OF  
2,141 SQ.FT (199 SQ.M)**

**UNITS 2 AND 3 PLOT J BUCKNELL WAY  
PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3FU**

**RENTAL: £17,208 per annum**

- Recently developed industrial / workshop / warehouse unit of 2,141 sq.ft (199 sq.m)*
- Specification including eaves height suitable for mezzanine floor, Three Phase electricity, electric roller shutter doors, power float floor, toilet facilities, personnel door, LED lighting, electrical sockets*
  - On site car parking and loading to front of unit*
  - Eligible for 100% small business rates relief*

**LOCATION**

Known as the 'Gateway to Exmoor', South Molton is a traditional market town set in beautiful countryside and not far from North Devon's beaches – yet it is also just 25 miles from the M5 via the main A361, and around 45 minutes from the airport at Exeter. South Molton's resident population of 6,000 (including nearby villages) will soon be expanded thanks to the imminent 1,200k new houses outlined on the Local Plan, and will continue to be joined by visitors attracted to the town's traditional centre and wide range of independent businesses. The notable towns of Barnstaple (11 miles), Bideford (20 miles), Ilfracombe (25 miles), Tiverton (19 miles) and Torrington (18 miles) are also nearby.

**THE SITUATION**

The site represents an ideal location for business with direct access to the North Devon Link Road.

## **DESCRIPTION**

With a terrace of 5 business units the building specification is high with main features incorporating:-

6m to Eaves, Height/Concrete suitable for Mezzanine Floors

Fully Insulated Building with Internal Blockwork Skin and Firewalls

180mm insulated roof, 150mm insulated walls

Two 5m x 4m Insulated electrically operated Roller Doors

2 x personnel access doors

3 Phase Electrics/LED Lighting, Water and Fibre Optic BT

Disabled Toilet/Water Heater and sink

On site car parking and loading to front of unit

## **TERMS**

The premises are made available by way of an assignment of the existing 5 year lease (October 2022) which has a Tenants only break clause at year 2 . Alternatively, a new lease will be considered by the Landlord subject to lease terms being agreed. The lease to be held on a full repairing and insuring basis. There will be a service charged levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, although given it is a new Estate it is expected that this will be minimal

expenditure.

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:-  
Rateable Value (2017 Listing): £11,250 Rates Payable: £5,423 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

## **THE ACCOMMODATION AND RENT**

**UNIT 2-3** – 2,141 sq.ft (199 sq.m) – Rent £17,208 per annum

## **LEGAL COSTS**

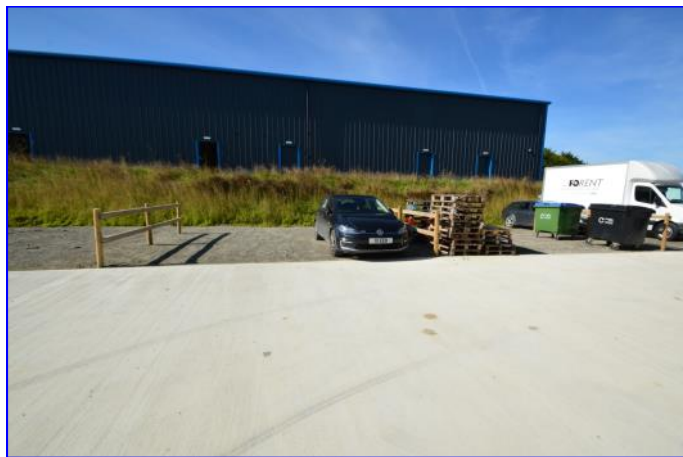
Each party is to be responsible for their own legal costs incurred in the transaction.

## **VAT**

VAT is applicable, at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

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



### **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,  
42 RIDGEWAY DRIVE,**

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