



To Let By Private Treaty Subject to Contract

GATED AND FENCED YARD OF 0.25 ACRES – AVAILABLE TO LEASE

**LAND AT HELE BUSINESS PARK
ILFRACOMBE, NORTH DEVON, EX34 9RA**

RENTAL: £10,000 per annum

- Double gated access to yard of 0.25 acres*
- Mix of hard standing, stone and concrete*
- Two open fronted covered single garage areas*
- Eligible for 100% small business rates relief*

LOCATION

Ilfracombe has long been established as a thriving seaside resort, thanks to its sandy beach, wide range of accommodation and amenities. In recent years it has attracted a more diverse crowd too, including those who come to visit its Michelin-starred restaurant and see artist Damien Hirst's installation 'Verity' that dominates the otherwise traditional harbour. Ilfracombe's resident population of over 11,000 makes it one of North Devon's larger towns, and there are solid plans for ongoing development including an additional 1,500k houses and possible marina. Good road and bus services connect Ilfracombe to Barnstaple (12 miles), Woolacombe (6 miles), Combe Martin (5 miles), Croyde (9 miles), Braunton (7 miles), Bideford (22 miles) and South Molton (24 miles).

THE SITUATION

The premises are situated just off the main road through the village of Hele, the A399, and is located in Hele Business Park where there is a wide range of businesses including RGB Building Supplies.

DESCRIPTION

The land extends to 0.25 acres, with a fenced and double gated roadside entrance. There is a mix of concrete, stone and hard standing surface with the site also having two open fronted covered stores, both similar to single garage size. It should be noted that the site does not have any electric or water connections.

TERMS

The premises are made available by way of a new lease.

RATES

We are advised by the Local Rating Authority that the premises are currently

assessed as follows:- Rateable Value (2023 Listing): £7,100 Rates Payable: £3,422 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.

LEGAL COSTS

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

VAT

If applicable, at the prevailing rate.



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.
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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

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