



To Let By Private Treaty Subject to Contract

**STORAGE / WORKSHOP PREMISES – 4,385 SQ.FT (407 SQ.M)
– FLEXIBLE LEASE TERM AVAILABLE**

**OLD HOUSE 2, KINGSLAND BARTON, NADDER LANE,
SOUTH MOLTON, NORTH DEVON, EX36 4HP**

RENTAL: £14,000 PER ANNUM

- Insulated storage building with double access doors*
- Lighting and metered electric, potential for water to be installed to unit*
 - Located on small rural Estate*
 - Available on flexible lease term*

LOCATION

The premises are situated under a mile from South Molton Town Centre, on a rural Estate known as Kingsland Barton. Located on Nadder Lane, Kingsland Barton provides quiet rural surroundings.

THE PROPERTY AND CONSTRUCTION

The former agricultural building has concrete elevations under an insulated pitched roof, with access via double doors to the front of the premises and a floor area of 4,385 sq.ft (407 sq.m). Lighting has been installed in the premises as well as metered electric, with the potential for water to be installed if desired. There is concrete and hardstanding to the front and side of the premises for parking. There is use of a toilet on the Estate.

THE ACCOMMODATION (*comprises*)
4,385 sq.ft (407 sq.m)

Double access doors, concrete flooring, lighting.

TERMS

The premises are made available by way of a new lease, with the lease term by negotiation. The lease is to be held on an internal repairing and insuring basis with a monthly service charge of £90 per month for upkeep and maintenance of common parts.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £12,250 Rates Payable: £6,150 based on uniformed business rate of 50.2p in

the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party is to bear their own legal costs.

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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