



To Let By Private Treaty Subject to Contract

RECENTLY CONSTRUCTED INDUSTRIAL / WAREHOUSE UNIT OF 1,313 SQ.FT (122 SQ.M)

**UNIT 2 PLOT H BUCKNELL WAY
PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3FU**

RENTAL: £10,500 per annum

- Modern premises constructed in 2021*
- Specification including eaves height suitable for mezzanine floor with first floor double glazed windows, Three Phase electricity, electric roller shutter, power float floor, toilet facilities, personnel door, LED lighting, car parking*
- Available for immediate occupation by way of a new lease*
- Expected to be 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. Pathfields Business Park has undergone significant expansion in recent years including various office and industrial developments.

THE PROPERTY AND CONSTRUCTION

Within a courtyard development of 7 recently constructed industrial, workshop and warehouse units the premises is within a terrace of 6 units. Offering a floor area of 1,313 sq.ft (122 sq.m) additional specification includes modern profiled steel roof and wall insulation panels, BT connection, electric roller shutter door, double glazed personnel door, Three Phase electricity, power float floor, toilet, eaves height suitable for the installation of a mezzanine floor with first floor double glazed windows already installed as well as on site car parking and HGV turning area.

TERMS

The premises are made available by way of new commercial 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 the premises is on a new Estate it is expected that this will be of minimal expenditure.

RATES

Currently forming part of a larger assessment, including the adjoining unit, the current Rateable

Value for the whole is £11,500 therefore it is expected that the revised Rateable Value will be under £12,000 making it eligible for 100% business rates relief. Occupiers are advised to make their own enquiries of North Devon District Council.

THE ACCOMMODATION

UNIT 2 – 1,313 sq.ft (12 sq.m)

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

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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.
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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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