



To Let By Private Treaty Subject to Contract

**MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH TWIN ROLLER SHUTTER DOOR ENTRANCE – 3,937 SQ.FT (366 SQ.M)**

**KNOWN AS**

**UNIT 8-9 HACCHE LANE  
PATHFIELDS BUSINESS PARK, SOUTH MOLTON,  
NORTH DEVON, EX36 3JB**

**RENTAL: £22,000 per annum**

- Modern premises on established trading Estate*
- GIA 3,937 sq.ft (366 sq.m), suitable height for mezzanine floor*
- Specification including Three Phase Electricity, electric roller shutter doors, separate double glazed personnel door and toilet facilities*
  - On site car parking*

**LOCATION**

South Molton town centre 0.5 mile; Barnstaple 10 miles; Bideford 16 miles; access to the M5 at Tiverton c. 20 miles, as well as good aerial roads leading into Mid Devon.

**THE SITUATION**

The site represents an ideal location for business with direct access to the North Devon Link Road and the gateway to Exmoor. Pathfields Business Park has undergone significant expansion in recent years including various office and industrial developments, with the Hacche Lane Estate loading just off the main arterial road through Pathfields Business Park.

## **THE PROPERTY AND CONSTRUCTION**

The modern detached premises provides a gross internal area of 3,937 sq.ft (366 sq.m) with access via 2 electric roller shutter doors as well as a double glazed personnel access door. The premises is constructed from a steel portal frame under a pitched and insulated profiled steel clad roof with 10% translucent roof panels. Externally there is brick facing to all elevations as well as insulated profiled steel cladding. Additional specification includes power floated floor, Three Phase electricity, suitable height for mezzanine floor, toilet facilities and on-site parking.

## **THE PROPOSAL**

The premises are available by way of a new lease. Lease to be held on full repairing and insuring terms (by way of service charge) with a service charge payable for maintenance and upkeep of communal parts of the Estate.

## **THE ACCOMMODATION** *(comprises)*

### **UNIT 8-9**

GIA 3,937 sq.ft (366 sq.m) 2 x electric roller shutter door, double glazed window, personnel access door, power floated floor, lighting, toilet

facilities.

## **VAT**

We understand VAT is payable, at the prevailing rate.

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £17,000 Rates Payable: £8,534 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.

## **SERVICES**

Mains water, electricity (Three Phase), drainage, telephone connection.

## **LEGAL COSTS**

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



### **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,  
BIDEFORD,  
NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**