



For Sale By Private Treaty Subject to Contract

**DETACHED INDUSTRIAL / WORKSHOP PREMISES WITH YARD AND
HARDSTANDING OF 0.5 ACRES**

**MULLACOTT CARAVANS PREMISES, MULLACOTT CROSS INDUSTRIAL ESTATE,
ILFRACOMBE, NORTH DEVON, EX34 8PL**

PRICE: Offers invited in the region of £695,000 for the Freehold interest. Rental proposals considered

- Open span industrial premises of 6,986 sq.ft (649 sq.m) plus mezzanine floor*
- Including office / sales area of 1,788 sq.ft (166 sq.m) with double glazed reception entrance*
 - 8 roller shutter access doors and repair bays opening onto yard area*
 - Car parking, yard space and hardstanding of 0.5 acres*
 - Rare opportunity to acquire Freehold premises*
 - Suitable for owner occupation / investment purchase*

LOCATION

Mullacott Industrial Estate is within 5 minutes drive of Ilfracombe on the North Devon coast with access from the A361 Mullacott Cross Roundabout. The Estate has seen considerable development and growth over the last few years with an assortment of business operators on the Estate. The premises are close to Jewsons, Howdens Joinery and Screwfix.

THE PROPERTY AND CONSTRUCTION

Being a detached unit of modern steel portal frame construction, the premises has an office / sales entrance to the front with a 0.5 acre hardstanding and service yard to the rear providing access to the workshop via 8 roller shutter access doors, 2 facing outward and 6 facing the rear yard. The ground floor provides 6,986 (649 sq.m) which also includes 1,788 sq.ft (166 sq.m) office and sales area which has a double glazed reception entrance. There is also a mezzanine floor offering further storage.

There is a 16 kW solar panel system fitted providing an element of free electricity for the occupier of the premises as well as Feed In Tariff for the Freeholders.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

If applicable, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

Mains water, electricity (three phase), drainage and gas.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £35,500 Rates Payable: £17,111 based on uniformed business rate of 48.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

AGENTS NOTE

Any fixtures and fittings pictured are not included within the sale.

THE ACCOMMODATION (*comprises*)

INDUSTRIAL / WAREHOUSE UNIT

GIA 6,986 sq.ft (649 sq.m) Eight roller shutter doors (2 facing outward, 6 facing rear yard), power floated floor, LED and warehouse lighting, separate ladies and gents toilets, staff room, incorporating adjoining:-

OFFICE AND SALES AREA

GIA 1,788 sq.ft (166 sq.m) Double glazed entrance door, service counter, customer toilet, plus

Mezzanine floor providing further storage circa 2,000 sq.ft (186 sq.m)

OUTSIDE

To the front of the premises is car parking for approximately 25 customers with a gated entrance to the side providing access to the rear service and storage yard of circa 0.5 acres, which is part concrete and part hard standing.



Commercial Funding

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

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 846357E-MAIL: sales@jd-commercial.co.uk

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