



To Let By Private Treaty Subject to Contract

STORAGE / WORKSHOP PREMISES – 6,400 SQ.FT (595 SQ.M) - 12,800 SQ.FT (1,189 SQ.M) – FLEXIBLE LEASE TERM AVAILABLE BASED ON £3.75 / SQ.FT

UNIT 3 KINGSLAND BUSINESS PARK, KINGSLAND BARTON, NADDER LANE, SOUTH MOLTON, NORTH DEVON, EX36 4HP

RENTAL: £48,000 PER ANNUM

- Insulated storage building with double access doors*
 - Available as whole building or half*
- Lighting, Three Phase Electricity, clear span portal frame*
 - Parking and artic access*
 - 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 insulated profiled steel elevations under a pitched profiled roof, with access via double doors to the front of the premises and a floor area of 12,800 sq.ft (1,189 sq.m). Specification includes lighting, Three Phase electricity, clear span portal frame construction, power floated floor, hardstanding and double door access to front. There is parking on site, artic access and use of toilet facilities on the Estate.

THE ACCOMMODATION (comprises)

12,800 sq.ft (1,189 sq.m) in total or available as 6,400 sq.ft (595 sq.m)

Double access doors, power floated floor, lighting, Three Phase electricity.

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 £250 per month for upkeep and maintenance of common parts. Rent for half £24,000 per annum, rent for whole £48,000 per annum.

RATES

To be assessed dependent on floor area taken, although as a guide using the Rateable Value rate for another premises on the Estate this

would equate to a Rateable Value of £33,292 and a Rates Payable of £16,713 based on uniformed business rate of 50.2p in the pound. This is only a guide, not a final assessment, for more information please contact 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.
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

email : sales@jd-commercial.co.uk