



To Let By Private Treaty Subject to Contract

**WORKSHOP / STORAGE SPACE WITH SECURE COMPOUND AND GATED ENTRANCE**

**UNIT 3 OLD SAWMILLS, KNOWLE, BRAUNTON, NORTH DEVON, EX33 2NA**

**RENTAL: £10,500 PER ANNUM**

- *Located on small trading Estate just off the A361 between Barnstaple and Ilfracombe, located 1 mile from Braunton*
- *Workshop / storage space of 1350 sq.ft (125 sq.m) configured in two areas with central entrance*
  - *Useful secure compound 2643 sq. ft. (246 sq.m) with gated entrance*
    - *Conveniently accessed off A361*
    - *Eligible for 100% small business rates relief*

**LOCATION**

Barnstaple (the regional centre for North Devon) 7 miles, Braunton 1.5 miles, Ilfracombe 6 miles

**THE SITUATION**

The property is situated just off the main arterial road through the village of Knowle on the A361, between Braunton and Ilfracombe, with the small trading Estate having a variety of workshops and operators. Follow signs for Wildae Restorations (left hand side heading towards Ilfracombe). The premises are accessed via steel gates.

**TERMS**

The premises are made available by way of a new lease.

## **DESCRIPTION**

A useful workshop/store of approximately 1,350 sq.ft. (125 sq.m) with secure yard/compound providing an additional 2,643 sq.ft. (246 sq.m) open space to the front of the unit. Generally constructed of concrete blocks supporting wooden beams and trusses, 'lean to' style. Accessed via 2 x doorways (one steel, one wooden), profiled steel roofing panels, insulated underside of roof, LED lighting concrete floor, central entrance door and toilet.

## **THE ACCOMMODATION**

Two main areas Area 1: 22' 3" (6.8m) x 41' (12.6m) Area 2: 19' (5.8m) x 23' (7.07m), central entrance lobby with rear storage. Gravelled forecourt/compound 75' (23m) x 35' (10.7m) 2,643 sq. ft. (246 sq.m).

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £4,100 Rates Payable: £2,058 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be

eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of North Devon District Council.

## **LEGAL COSTS**

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

## **VAT**

If 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**

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

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