



For Sale / To Let By Private Treaty Subject to Contract

**2 ADJOINING COMMERCIAL SITES TOTALLING 0.9 ACRE. CURRENTLY OPERATED AS A SCRAP METAL AND VEHICLE RECYCLING YARD**

**52 COMMON MARSH LANE, CREDITON, DEVON, EX17 1HJ**

**PRICE: Offers invited in the region of £699,950 Freehold or Rental £50,000 per annum for both sites. Available as a going concern scrap metal recycling business with purchase of trade inventory**

- Suitable for a wide variety of commercial uses*
- Road fronted location on Lords Meadow Industrial Estate*
- Adjacent to junction for Common Marsh Lane and Well Parks Hill (Crediton bypass) leading to Tesco Superstore*
- Adjoining sites of 0.62 and 0.26 acres, both with fenced and gated entrances*
- Currently operating as a scrap metal and vehicle recycling yard, business*
  - available if desired with purchase of trade inventory*
- Suitable for many commercial uses, subject to suitable planning permission*
  - Available to purchase or lease as a whole or individual sites*

**THE SITUATION**

Having a road fronted location onto Common Marsh Lane which forms part of the Lords Meadow Industrial Estate. The sites are also adjacent to the junction of Well Parks Hill, Crediton bypass.

## THE SITE

Currently configured as two adjoining sites of 0.62 and 0.26 acres, the larger site has been operated as a scrap metal yard for many years whilst the smaller site has larger been left redundant although has been cleared in recent months. The scrap metal site has palisade fencing and gated entrance to the front with concrete boundary wall divisions, concrete yard throughout, 50 tonne weigh bridge, interceptor (with silt catchers), Three Phase electricity, mains water and drainage. There is an insulated office building to the front of the site providing 401 sq.ft (37 sq.m) of office space divided into 2 offices, plus space and drainage for toilet connection. There is also additional toilet facilities within this building as well as a single skin store of 769 sq.ft (71 sq.m) and open dismantling / wash bay. The smaller site also has road frontage along with palisade and gated entrance, with the site having been cleared in recent months, it is

also connected for electricity, mains water and drainage.

## THE PROPOSAL

Our clients are inviting offers for Freehold interest for both sites as a whole although consideration will be given to proposals for selling the two sites separately as well as rental proposals for both or individual sites. The sites are sold with vacant possession although if interested parties wished to retain the scrap metal fixtures and fittings and produce these are available by separate negotiation.

## LOCAL AUTHORITY

Interested parties may wish to discuss alternative uses for the site with the Local Authority who are Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. TEL: (01884) 255255.

## VAT

Payable, 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.
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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

**JD COMMERCIAL,  
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