



To Let By Private Treaty Subject to Contract

**END OF TERRACE INDUSTRIAL / WORKSHOP PREMISES LOCATED
OPPOSITE SCREWFIX AND HOWDENS**

**UNIT 8 WILDERBROOK WAY, MULLACOTT CROSS INDUSTRIAL ESTATE,
ILFRACOMBE, NORTH DEVON, EX34 8PL**

RENTAL: £16,000 per annum

- Modern end of terrace premises constructed in 2020*
- Open span industrial premises of 2,083 sq.ft (194 sq.m)*
- Suitable height for mezzanine floor, ridge height of 21'10 (6.65m), LED lighting, sectional roller shutter door, insulated wall and roof panels, intruder alarm*
- 2 measured car parking spaces, ability to double park, plus roller shutter parking apron*
 - Situated opposite Screwfix and Howdens*

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 Howdens Joinery, Screwfix and Jewsons.

THE PROPERTY AND CONSTRUCTION

Being a modern end of terrace industrial / workshop premises of 2,083 sq.ft (194 sq.m). Specification includes Three Phase Electricity, sectional roller shutter door, ridge height of 21'10 (6.65m), LED lighting, double glazed personnel door and window, tea bay, toilet facilities, intruder alarm, power floated floor and electrical sockets. There are 2 measured car parking spaces, providing 4 double banked spaces as well as parking / access to the front of the roller shutter door.

THE PROPOSAL

The premises are available by way of a new lease, subject to references. There is a service charge operated on the Estate for maintenance of common parts including landscaping, estimated at £1,000 per annum.

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.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £12,250 Rates Payable: £6,150 based

on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of between £12,000 and £15,000 are eligible to apply for small business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

THE ACCOMMODATION (comprises)

INDUSTRIAL / WAREHOUSE UNIT

GIA 2,083 sq.ft (194 sq.m) measuring 51'3 (15.60m) x 40'7 (12.35m)



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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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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