



To Let By Private Treaty Subject to Contract

**MODERN INDUSTRIAL / BUSINESS UNIT OF 1,042 SQ.FT (97 SQ.M) FITTED WITH SOLAR PANELS  
PROVIDING ELEMENT OF ELECTRICITY**

**UNIT 2 LIME FIELD NORTH, PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3LH**

**RENTAL: £7,500 per annum**

- ☐ *Modern open span premises of 1,042 sq.ft (97 sq.m)*
- ☐ *Specification including Three Phase Electricity, electric roller shutter, separate personnel door, toilet facilities*
  - ☐ *Fitted with solar panels providing element of free electricity to the unit*
  - ☐ *Fitted with mezzanine floor, office and LED lighting (available from current Tenant for £800)*
  - ☐ *Eligible for small business rates relief*

**LOCATION**

South Molton town centre 0.5 mile; Barnstaple 10 miles; Bideford 16 miles; access to the M5 at Tiverton c. 20 miles, as well as good aerial roads leading into Mid Devon.

**THE SITUATION**

The site represents an ideal location for business with direct access to the North Devon Link Road and the gateway to Exmoor. Pathfields Business Park has undergone significant expansion in recent years including various office and industrial developments.

**THE PROPERTY AND CONSTRUCTION**

Within a terrace of modern unit which were developed in 2013. The premises provides a floor area of 1,042 sq.ft (97 sq.m) with the premises constructed from a steel portal frame under a pitched and insulated profiled steel clad roof with 10% translucent roof panels. Externally there is brick facing as well as insulated profiled steel cladding, roller shutter door and separate personnel access door. Additional specification includes power floated floor, Three Phase electricity, toilet facilities, on-site parking as well as the added benefit of the unit being fitted with solar panels producing an element of free electricity for the unit. The current Tenant has LED lighting, office and a mezzanine floor of 225 sq.ft (21 sq.m) fitted which could be available to an incoming tenant for £800.

## **THE PROPOSAL**

The premises are available by way of a new lease with short and long term propositions considered upon merit. The lease to be held on full repairing and insuring terms with a service charge payable estimated at £65 per month. A three month rental deposit to be held by the Landlords. The premises are available from 1<sup>st</sup> January 2022.

## **THE ACCOMMODATION** (comprises)

### **INDUSTRIAL UNIT / WAREHOUSE**

GIA 1,042 sq.ft (97 sq.m) Electric roller shutter door, double glazed personnel access door, power floated floor, toilet facilities. LED lighting, office and mezzanine floor of 225 sq.ft (21 sq.m), fitted by current Tenant, available for £800.

### **VAT**

We understand VAT is payable, at the prevailing rate.

## **RATES**

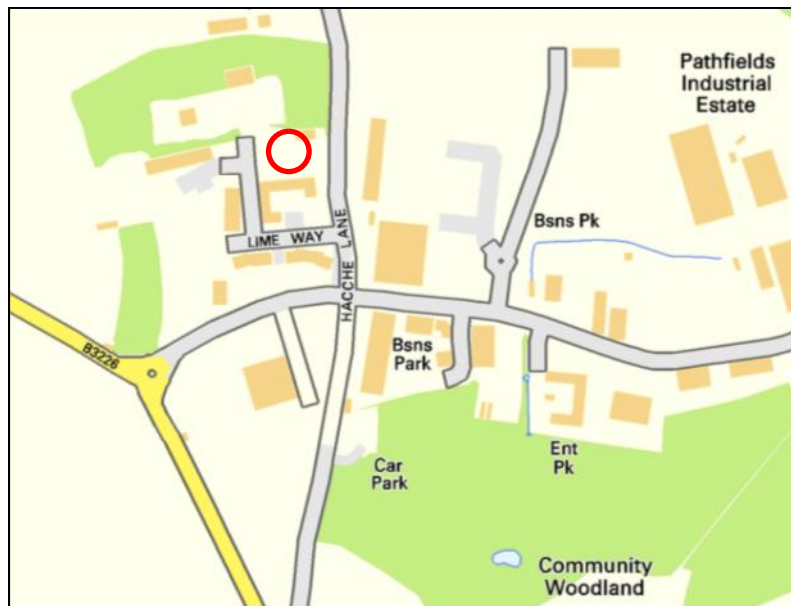
We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £4,400 Rates Payable: £2,121 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

## **SERVICES**

Mains water, electricity (Three Phase), drainage, telephone connection.

## **LEGAL COSTS**

Each party to bear their own legal fees.



### **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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