

Mullacott Cross Industrial Estate, Ilfracombe  
Sale or Rental £200,000

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- FOR SALE / TO LET
- UNITS OF 2076 SQFT CAN BE COMBINED.
- 2 UNITS LET TO SCREWFIX

- NEW DEVELOPMENT
- POTENTIAL FOR MEZZANINE

**SITUATION AND LOCATION**The Mullacott Cross Industrial Estate is a well-established employment location to the south of Ilfracombe town centre. The development is located off the A3123 approximately 17 kilometres north of Barnstaple. Occupiers include St Austell Brewery, Jewson Builders Merchant and Philip Dennis Food Services (not frozen foods). The subject site comprises the 2nd phase of the development, phase 1 having been occupied in its totality by Howdens Joinery. The development comprises three terraces of employment units to be built; the rear terrace will comprise 5 units of 192 sq.m. (2,076 sq.ft.) and the units are available individually or in combinations of that area up to the entire terrace. The two terraces adjacent to the entrance are a pair of units of the same size making up a total unit of 372 sq.m. (4,000 sq.ft.). The construction is of block with steel portal frame under a pitched insulated steel roof incorporating translucent panels. The elevations are part brick and clad incorporating a full height sectional HGV door together with separate double glazed entrance door and side panel. Each unit will have a single WC cubicle.

## Further Details

### ACCOMMODATION

Each unit has an approximate width of 12.4m with a depth of 15.5m.

Unit 1 - 2,000 sq ft, 186 sq.m

Unit 2 - 2,000 sq ft, 186 sq.m

Total - 4,000 sq ft, 372 sq.m LET TO SCREWFIX

Unit 3 - Let to Howdens. />

Unit 4 - 2,076 sq ft, 192 sq.m

Unit 5 - 2,076 sq ft, 192 sq.m

Unit 6 - 2,076 sq ft, 192 sq.m

Unit 7 - 2,076 sq ft, 192 sq.m

Unit 8 - LET

Unit 9 - 2000sqft 186 sqm

Unit 10 - 2000sqft 186 sqm

PLANS AVAILABLE ON EMAIL UPON REQUEST.

### TO BUY

The units are available on a freehold basis at £100 sq ft.

### TO RENT

The units are also available to rent, individually or as a combination at a rate of £6.25 sq ft based on a 3, 6 or 9 year lease.

### VAT

All figures quoted are plus VAT.

### LEGAL COSTS

Each party are to bear their own legal costs in any transaction.

### RATES

To be assessed.

### VIEWING ARRANGEMENTS

Further details through the agents:

JOHN SMALE AND CO.

Contact: David Edwards

Email: david@johnsmale.com

www.johnsmale.com 01271342000

### Services

Mains services.

### Directions

The units are located on the site adjacent to Howdens Joinery at Mullacott Cross Industrial Estate, off the Mullacott Cross roundabout

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.