

THE FORMER CATTLE MARKET, UNDERLANE, HOLSWORTHY, EX22 6BL

The property comprises a generally level open storage yard which is available in whole or in part. Compounds can be delivered with hard standing, palisade fencing, light and power, subject to negotiation and planning.

- OPEN STORAGE LAND
- 2.28 ACRES (0.92 HECTARES), AVAILABLE IN WHOLE OR IN PART/S
- SERVICES AVAILABLE
- COMPOUNDS CAN BE CREATED FROM .75P PSF
- MARKET TOWN LOCATION
- EPC NOT REQUIRED

FROM £35,472 PER ANNUM EXCLUSIVE



LOCATION:

The Former Cattle Market Site is located to the south of Holsworthy, near neighbours include Waitrose & Mole Valley Farmers. Holsworthy is a historic market town and well located to access North Cornwall and North Devon. Bude is located 10 miles to the west, Okehampton 20 miles to the east and Exeter 25 miles to the east.

DESCRIPTION:

The property comprises a generally level open storage yard measuring approximately 2.4 acres (99,470 Sq Ft) which is available in whole or in part. Compounds can be delivered with hard standing, palisade fencing, light and power, subject to negotiation.

Yard A Measures approximately 47,297 Sq Ft and is available from £35,472 PA

Yard B Measures approximately 52,173 Sq Ft and is available from £39,129 PA

The full site is available from £74,602 PA

TENURE / LEASE TERMS:

The premises are available to let via negotiation. The Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II Sections 24-28 will NOT apply.

PLANNING

The Landlords will submit a planning application for the required change of use upon agreement of acceptable lease terms.

VAT:

We understand the land is subject to VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The incoming Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

The demised area will be reassessed upon completion of the letting.

ENERGY PERFORMANCE CERTIFICATE:

Not required.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

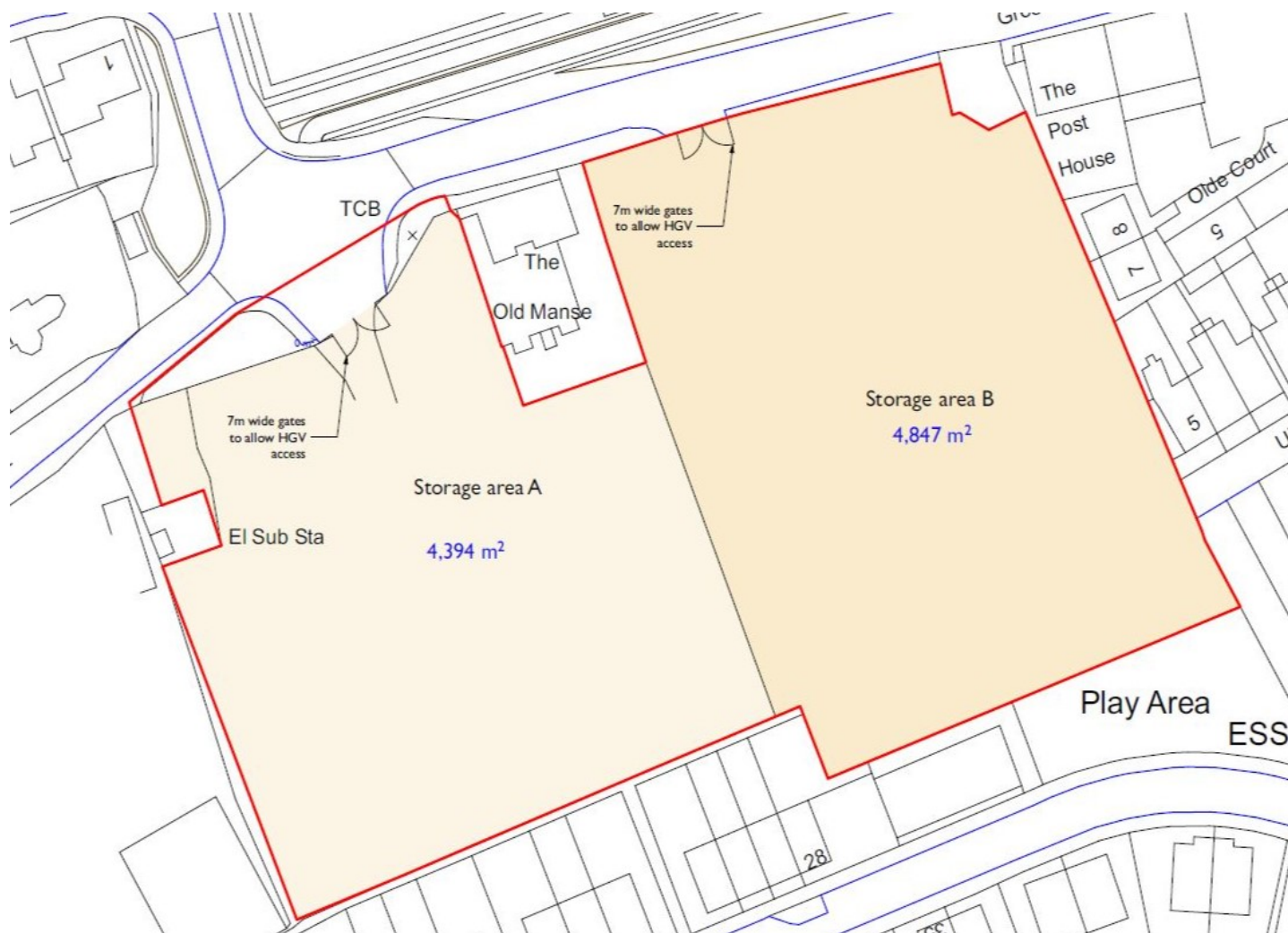
Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Or

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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