

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

**Slee Blackwell
Solicitors**

Ward and Co
CHARTERED ACCOUNTANTS

For Sale

OIRO £425,000

2 Lime Court, Pathfields Business Park, South Molton, Devon, EX36 3LH

5,008 Sq Ft
(465.26 Sq M)

Summary

- Multi-let office investment
- Approx 5,008 sq ft (465.26 sq m)
- Passing rent at £48,870 per annum
- Modern office premises
- Established local & regional tenants
- Located in a prominent position on Pathfields Business Park
- 27 parking spaces on site
- OIRO £425,000 reflecting a NIY of 11% (after an allowance for purchaser's costs of 4.33%)

Location:

Lime Court is located in a prominent position on Pathfields Business Park in South Molton circa 33 miles from Exeter and 14 miles from Barnstaple via excellent access to the North Devon Link Road. The Business Park is the main hub for business in the town with other occupiers such as accountants, solicitors, land agents and Mole Valley Farmers Store all in close proximity.

The town itself is a vital market town in North Devon with twice weekly markets, historic sites such as the Guildhall, excellent local shops and cafes and Exmoor National Park just a short drive away which offers a wide range of outdoor pursuits.

The town is serviced by regular bus links to local towns such as Tiverton and Barnstaple which also provide

train links across the region via Barnstaple Train Station and Tiverton Parkway.

Description:

The property consists of a purpose built modern end of terrace office development over the ground, first and second floors. The property is fitted to a good quality office fit out with air conditioning, carpet covering to all floors, painted plaster walls with some internal demountable partitions and suspended tiled ceilings with recessed lighting. The property benefits from 27 parking spaces to the front with bike storage also located onsite.

Each floor has its own reception area leading off of the central staircase. There is also lift access via the central staircase and overall the accommodation provides one of the best office buildings in the town.

Accommodation:

All areas are approximate and provided by client from own management records.

	sq m	sq ft
Ground	166.95	1,797
First	171.41	1,845
Second	126.90	1,366
Total	465.26	5,008

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC/MEES:

Please contact the agents for details.

Business rates:

Interested parties are advised to confirm the rating liability with North Devon council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

We are instructed to seek offers in the region of £425,000 for the Freehold subject to the existing tenancies (full details will be provided on request) which reflects a NIY of 11% after an allowance for purchaser's costs of 4.33%.

A purchase at this level reflects a Capital Value of £84.86 psf for the Freehold.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

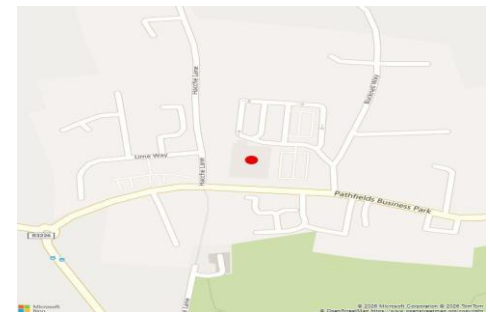
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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