



**Lot 2 Eakers, Lords Meadow Industrial Estate, Crediton, EX17 1ES**

Guide Price £350,000

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Due to a change in operational needs and a relocation, this prominent site is being offered for sale - a rare chance to purchase a sizeable plot with existing buildings and further potential on one of the most well-travelled roads on the estate. It's been operated as a builders'/DIY merchants for several decades and a change in direction/relocation is leading to the property coming to the market.

#### Office and Stores

A group of buildings with road frontage and customer parking at the front. Totalling approx. 378sqm (4067sqft) this lot also contains a front office area and then two large single floor units of approx. 144sqm (1550sqft) each. Perfect for workshops or stores and easy access with high eaves and large access doors.

#### Remaining Yard

Outdoor yard storage and parking plus the potential to create further units (subject to planning) should it be desired. There is an old shed on part of the site and the ground has been somewhat levelled with access in place as this was initially a long-term plan to further develop this area.

#### Agents notes

Lot 2 is also available or the site can be bought as a whole. Should it be split, the central access road would need to be shared for use of both lots.

Adding planning permissions or more buildings to the property would increase the value so the seller is looking for unconditional purchases only, not subject to planning deals.

Rateable value: £37,750 (as a whole, should it be split then it will need to be re-rated)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Listed: No

Tenure: Freehold



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## Helmores

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