



52 Common Marsh Lane, Crediton, EX17 1HJ

Offers Over £150,000

HELMORES
SINCE 1699

52 Common Marsh Lane

Crediton

- Quarter acre commercial site
- Lords Meadow location
- Prominent position
- Existing building (in need of repair)
- Gated road access
- Yard and access road
- 3 phase electric, water and drainage
- No chain

A commercial site unused for many years is now being offered to the market for the first time. Located on Common Marsh Lane, it's got great access and a palisade fence gives a secure frontage, making it an ideal trading or storage position. An existing building of approx. 1150 sqft is in the centre of the plot with gated frontage to the road and an access lane. The building is in need of repair/replacement. Service of 3 phase metered electric, water and drainage are connected plus it is believed that gas is to site although this should not be relied on and we ask potential buyers to verify this themselves if it's important. Overall the plot is approx. ¼ acre measuring 25m x 44m



HELMORES
SINCE 1699



This is a rare opportunity to buy a sizeable piece of land, with an existing footprint in one of the best locations on the trading estate and the chance to make it into what works for either an owner/operator or an investor.

We are inviting bids over £150,000 and the intention is to run the marketing and collate bids before making a decision of the final sale. Depending on interest levels, please be aware that it may go to sealed bids.

Viewings strictly with the sole agents please.

Please see the floorplan for room sizes.

Current Council Tax: NA

Utilities: Mains electric, water, gas (to be verified)

Broadband within this postcode: Superfast Enabled (not connected)

Drainage: Mains drainage

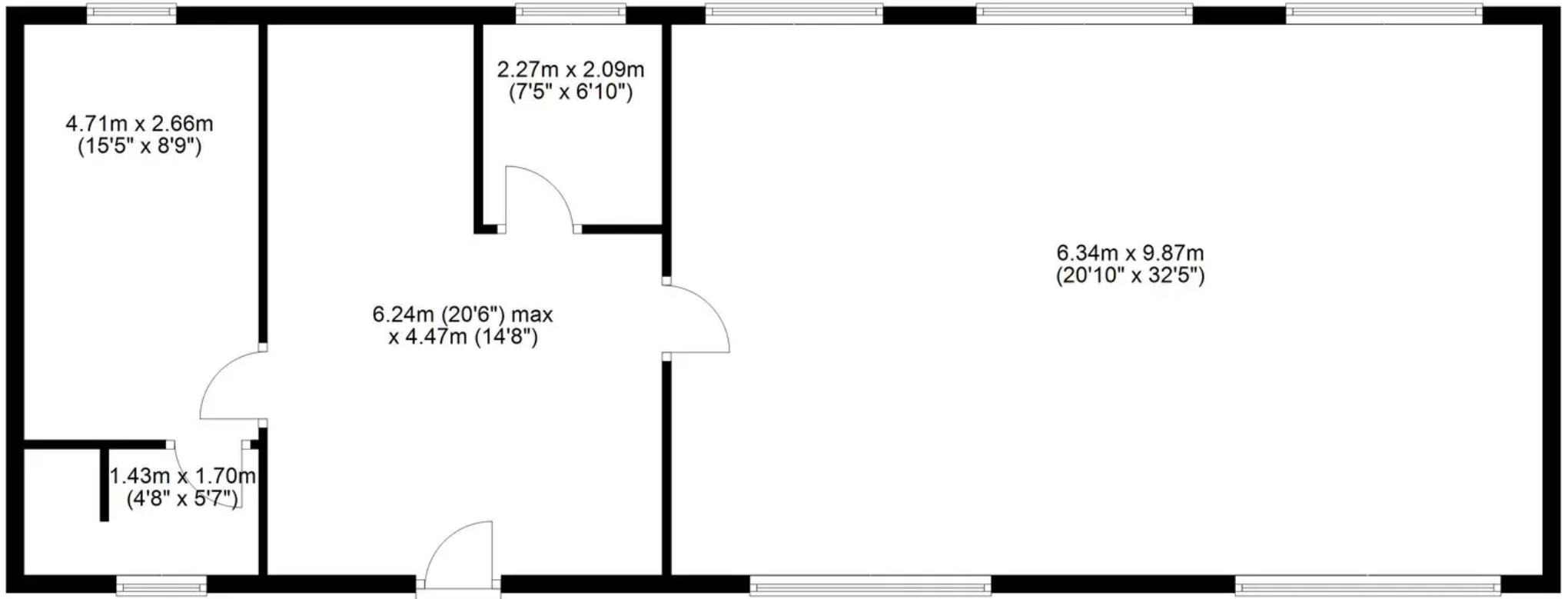
Heating: NA

Listed: No

Tenure: Freehold



Ground Floor





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.