



**FOOD PRODUCTION PREMISES OF 8,194 SQ.FT (761 SQ.M) –
JUST 4.5 MILES FROM A39 NORTH DEVON LINK ROAD**

KNOWN AS

**THE CHEESE FACTORY,
VENTON ORCHARD, WEARE GIFFARD,
BIDEFORD, NORTH DEVON, EX39 4QY**

For Sale By Private Treaty Subject to Contract

- ***Detached modern premises 8,194 sq.ft (761 sq.m) currently configured as warehouse, cooking areas, chiller space and offices***
- ***Hardstanding to front for parking, delivery access and turning areas***
- ***Solar panels for electricity generation for the premises***
- ***Current use for cheese storage and maturing, although suitable for a wide variety of food production uses, subject to consent***

PRICE: Offers invited in the region of £299,950 Freehold

LOCATION

The premises are located 4 miles South of Bideford and just 3 miles from East-The-Water and Manteo way Bypass, where Tesco Supermarket is located. The North Devon Link Road, A39, is 4.5 miles away.

ACCOMMODATION

Situated on a site of 0.75 acres the detached food production facility consists of main warehouse unit of steel portal frame construction with profiled and insulated steel clad elevations under an insulated pitched steel clad roof. This area provides 6,426 sq.ft (597 sq.m) including 1,411 sq.ft (131 sq.m) chiller room and 3 processing rooms with non slip flooring and plastic clad walls. Adjoining the main warehouse is further extension space consisting of 2 x cooking rooms 1,220 sq.ft (113

sq.m), changing rooms, kitchen / staff room and office space of 548 sq.ft (51 sq.m). Additional specification includes concrete floor, roller shutter door, entrance hallway, double glazing within offices. To the front of the premises is tarmac parking, delivery access and turning area, with grassed areas to the side and rear. The premises benefits from solar panels utilised for the creation of electricity for property.

MAIN WAREHOUSE

6,426 sq.ft (597 sq.m) incorporating chiller room

2 X ADJOINING COOKING ROOMS

1,220 sq.ft (113 sq.m)

Additional space adjoining the warehouse consisting of changing rooms, toilets, kitchen / staff room,

shift managers office, meeting room and directors office.

TERMS

Our clients are invited offers for the Freehold interest. The premises are currently tenanted at an annual rent of £33,600 per annum, a new lease maybe negotiated with the current tenant or vacant possession offered, whichever purchasers prefer. The site currently has consent for cheese storage and maturing, although it is thought it could be utilised for a wide range of food production / alternative uses, subject to suitable PP.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value (2017 Listing): £21,250
Rates Payable: £10,668
based on uniformed business rate of 50.2p in the pound. Occupiers are advised to make their own enquiries of Torridge District Council

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction, if applicable.

VAT

If applicable, at the prevailing rate.

VIEWING

Strictly through sole agents, JD Commercial (01237) 424053



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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