

# HUDSON & Co.

**Of Interest to Developers, Investors & Owner Occupiers**

## **FREEHOLD COMMERCIAL SITE**

**With Various Buildings, Forecourts & Yards**

**1.21 acres**

## **NORTH DEVON**



### **Foxhunters Garage, West Down Nr Ilfracombe North Devon EX34 8NU**

- \*Prominent Position fronting A361 Barnstaple – Ilfracombe Road\***
- \*Potential Commercial Investment previously producing good income\***
- \*Former Dealership site with fuel forecourt, Car Sales Showroom & Forecourt, MOT/Repair Workshops, Modern Warehouse and Yards\***
- \*Suit a multitude of Uses\***

## **FOR SALE**

**01392 477497**

**LOCATION:** The property occupies a prominent position fronting the northbound lane of the busy A361 Barnstaple to Ilfracombe road.

**DESCRIPTION:** A compact, square shaped site with an area of approximately 1.21 acres and having a road frontage of approximately 80m (262 ft). The site has a typical garage arrangement with a former petrol forecourt and car display spaces fronting the road, and having forecourt/garage buildings immediately to the rear incorporating a showroom, shop, parts reception/stores and MOT repair workshop, all of which were previously let to one tenant. To the rear is a large yard giving access to further workshop accommodation, stores a valeting bay and a detached modern workshop/bodyshop with an adjoining yard that is currently occupied as a coach depot. The property is more fully described as follows:

#### AREA 1 FORECOURT & GARAGE BUILDINGS

##### **Petrol Forecourt (Now Closed)**

**Frontage 54.87m (180 ft)**

**Depth 16.76m (55 ft)**

Twin tarmac approaches to a two lane concrete surfaced forecourt under a two post steel canopy. The pumps are arranged on a staggered central island drawing on four underground tanks.

##### **Car Display**

To the north of the petrol forecourt lies the main car display area with parking for approximately 16 cars. To the south side of the forecourt there is parking for approximately four cars and there are other areas for display parking to each side and to the rear of the forecourt buildings.

##### **Forecourt/Garage Buildings**

Comprising a forecourt shop, main reception area with service desk and adjoining parts stores and managers offices together with the original workshop facilities to the rear. These buildings are constructed with externally rendered concrete blockwork walls under corrugated asbestos and in part flat felted roofs. The accommodation comprises as follows:

<b>SHOP</b>	<b>26.20 sq m</b>	<b>282 sq ft</b>
<b>RECEPTION/ OFFICES</b>	<b>60.95 sq m</b>	<b>655 sq ft</b>
<b>STORE</b>	<b>70.80 sq m</b>	<b>761 sq ft</b>
<b>WORKSHOPS</b>	<b>106.87 sq m</b>	<b>1050 sq ft</b>
<b>VALET BAY</b>	<b>18.58 sq m</b>	<b>200 sq ft</b>
<b>TOILET</b>		
<b>SHOWROOM</b>	<b>82.71 sq m</b>	<b>890 sq ft</b>

##### **Showroom**

To the side of the main reception and capable of displaying 4/5 cars. This building is of similar construction, having externally rendered blockwork walls, and UPVC windows under a mono pitch corrugated asbestos roof. Access to the building is through timber sliding doors from the yard at the rear.

##### **Mot Workshop**

**Area: 72.0 sq m 775 sq ft**

To the south of the main block of buildings, a detached single storey MOT workshop, with externally rendered blockwork walls under a flat felted roof. The building incorporates an MOT waiting room at the rear, which is of single storey construction under a flat felted roof.

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## AREA 2 WAREHOUSE / WORKSHOP

### **Workshop/Bodyshop**

**Area: 342.47 sq m 3,685 sq ft**

A modern building comprising a detached former workshop/bodyshop lying to the rear of the showroom and accessed through the main rear yard. The building is of steel portal frame construction with full height steel profile cladding under a pitched insulated roof incorporating roof lights. The building is self-contained, incorporating a large roller shutter loading door to the front elevation and has a three-phase electricity supply.

### **Yard**

A large yard situated to the rear of the main building laid to hardcore and incorporating a concrete surfaced wash down area and otherwise laid to hardcore, and currently used as a coach depot with a small office.



**SERVICES:** We understand that the property is connected to mains water and three-phase electricity. Drainage is to a septic tank. The workshops have their own compressors.

### **RATING:**

FORECOURT & WORKSHOPS

**Description:** *Vehicle Workshop & Premises*

**Rateable Value:** *£19,000*

FORMER WORKSHOP/BODYSHOP

**Description:** *Workshop & Premises*

**Rateable Value:** *£11,000*

### **PLANNING:**

Prospective purchasers should address their planning enquiries to the local planning authority, **North Devon District Council in Barnstaple Tel: 01271 327711**

**TENURE:** Freehold with full vacant possession.

**TERMS:** Offers are invited for the Freehold interest. **Guide price £375,000.**

**LEGAL COSTS:** Each party to be responsible for their own legal costs in connection with this transaction.

### **VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment through the Joint Sole Agents

**HUDSON & Co. Tel: 01392 477497 / 01548 831313**

Contact: **DAVID EDWARDS / SUE PENROSE** [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

Stratton Creber Commercial Tel: 01392 202203 Contact: Andrew Hosking [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

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