



**UNIT 9 RIVERSIDE UNITS
POTTINGTON BUSINESS PARK,
BARNSTAPLE, NORTH DEVON EX31 1QN**

INDUSTRIAL / WORKSHOP UNIT FOR SALE

PRICE: £115,000 (999 year lease)

Established Trading Estate

580sq ft ground floor

25`6 (7.75m) eaves height

Three Phase, roller shutter, toilet

Suspended ceiling, power floated floor

ACCOMMODATION

the unit is mid terrace having profiled steel elevations with internal block work. Profiled pitched roof cladding with approximately 10% translucent roof panels. Specification includes roller shutter door, personnel door entrance, toilet, suspended ceiling and painted, power floated floor. Ample roof height to install a mezzanine floor. To the front of the unit is car parking for 3 vehicles as well as additional communal parking on the estate.

PROPOSAL

Our clients are inviting offers based on £115,000.

AGENTS NOTE

Our Clients also own the adjoining unit (Unit 10) which is available for purchase at £140,000.

There is a service charge applicable on the Estate which last year amounted to circa £700.



01271 377333

F: 01271 326362 sales@wright-commercial.co.uk
19 Cross Street, Barnstaple, Devon, EX31 1BD