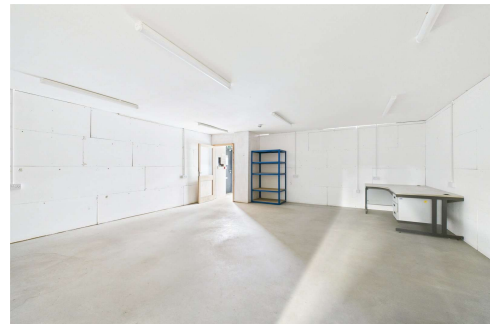
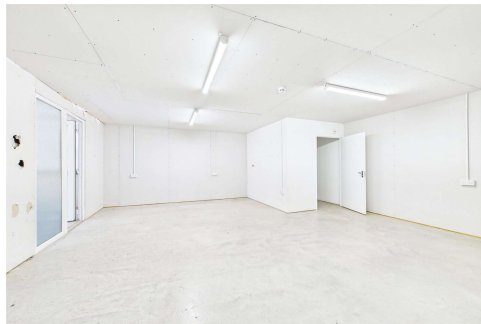
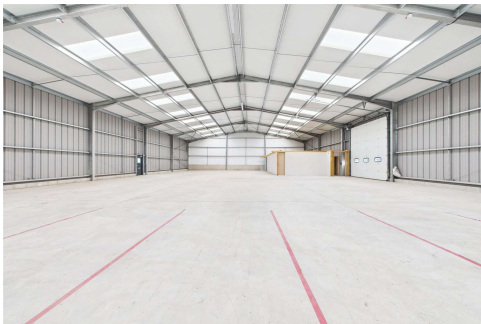


Commercial Unit at  
Cherry Trees  
Holsworthy  
Devon  
EX22 6LP



**£36,000 per annum**



Changing Lifestyles

01409 254 238  
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# Commercial Unit at Cherry Trees Holsworthy Devon EX22 6LP

## Changing Lifestyles

**Warehouse** - 100'4" x 60'5" (30.58m x 18.42m)

**Office 1** - 20'10" x 18'4" (6.35m x 5.6m)

**Office 2** - 16'9" x 18'6" (5.1m x 5.64m)

**WC** - 7'4" x 5'5" (2.24m x 1.65m)

**Business Rates** - Commercial area rateable value -  
£10,853.25 PA.

- READY FOR OCCUPATION
- COMMERCIAL PREMISES
- TWO OFFICES
- WAREHOUSE (100' x 60')
- 6000 SQ FEET
- EXTENSIVE PARKING AREA
- WIDE VARIETY OF USES
- BUSINESS PARK LOCATION
- GOOD ACCESS TO THE A3072 BETWEEN BUDE AND HOLSWORTHY
- EPC RATING -TBC



**An exciting opportunity to let a commercial unit ideally situated between Bude and Holsworthy offering 6000 sq feet comprising warehouse accessed via an electrically operated sectional vehicle entrance door, two spacious offices and a WC. Suiting a variety of uses, the unit is situated on a small business park with extensive off-road parking at the front and good access onto to the A3072. Available immediately. EPC Rating - TBC. Commercial area rateable value - £10,853.25 PA.**

The commercial premises is situated on the outskirts of this bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencer's Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, and 18-hole golf course etc. Bude on the North Cornish coast is some 6 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle, and its excellent website [www.ridetherubycountry.co.uk](http://www.ridetherubycountry.co.uk) is well worth a visit.

### Directions

From the centre of Holsworthy proceed on the A3072 Bude road, passing the Rydon Inn on the left-hand side. Continue for a short distance and turn left at Killatree Cross. Proceed for a short distance, turning left signed Cherry Trees, the unit will be found at the back right of the yard.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.