

**Unit 8, North Aller Business Park,  
South Molton EX36 3RF**

**Status: Let**

**Price: Confidential Agreement**

**Useful Store/Workshop**

- 1 minute off Link Road
- Peaceful Country Setting
- On site parking
- Established Business location
- Easy lease terms
- No Business Rates

**Ref: UW841**

## GENERALLY

This STORE is very conveniently located just off the Link Road at Aller Cross, South Molton which in turn is only 10 minutes motoring from Barnstaple. An original stone farm building there are half a dozen or so businesses located on the established Business Park which not only enjoys convenient access but also a lovely country setting..

Measuring 19'10" (6.1 m) x 16' 4" (5.0 m ) this a small unit but will undoubtedly suit those requiring a convenient store satellite depot in this part of North Devon which has excellent access arrangements. There is a concrete floor, wooden access doors, fluorescent, lighting and a Belfast sink.

Please contact us to arrange a viewing.

## TENURE

The premises are available TO LET on the basis of a new lease arrangement the length and terms of which will be agreed between the parties. Long and short term tenancies will be considered on their merits. Usual business references will be required.

## VIEWING

For an appointment to view please contact:

### Dean Warmington

Tel: 01271 378731

Email: [dean@underwoodwarmington.com](mailto:dean@underwoodwarmington.com)

Mobile: 07971830881

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