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No 1 Lapford Creamery Business Park Lapford, Crediton, EX17 6AE



**UNIQUE OPPORTUNITY FREEHOLD
FLEXIBLE USE BUSINESS UNIT
EXCEPTIONAL VALUE offer over £115,000
Total 235sq m 2529 sq. ft.**



Unit 1 Lapford For sale EX17 6AE

LOCATION

The site lies directly opposite the Yeo Vale Industrial Estate and is next to the Station Road Business Park just off the A377 Exeter to Barnstaple Road. The Village of Lapford is a rural settlement in the heart of Mid Devon, with a resident population of around 1,000 people situated some 9 miles from Crediton and 7 miles from Winkleigh. The larger conurbations of Exeter and Barnstaple are approximately 16 miles and 24 miles distant respectively and Tiverton is 21 miles away.

Public transport to and from Lapford is by train via the Tarka Line which links Barnstaple with Exeter Central and St Davids. There is also a bus service.

DESCRIPTION

The unit forms part of the former Ambrosia Creamery which was originally opened in 1928 and where in 1936 the process for making canned rice puddings famous to this day was developed.





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ACCOMMODATION (with approximate dimensions)

Area 1- L shaped 10.55 m x 9.0m + 7.1 m x 5.8m = **135.68** sq. m

With loading door and pedestrian door and access to

Area 2- 7.78m x 5.71m = **44.42** sq. m access door to

Area 3- 4.54m x 5.71m = **25.92** sq. m with steps up to mezzanine store 2.48m x 5.86m= **14.53** sq. m

Office with entrance door 2.48m x 5.86m = 14.53 sq. m (Inc. cloakroom)

Total 235sq m 2529 sq. ft. with parking/ yard area



PRICE - Offers over £115,000 freehold with vacant possession

VIEWING

By appointment with the Agents: **Turner Locker - Tel: 01392 201 202**



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SUBJECT TO CONTRACT

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