



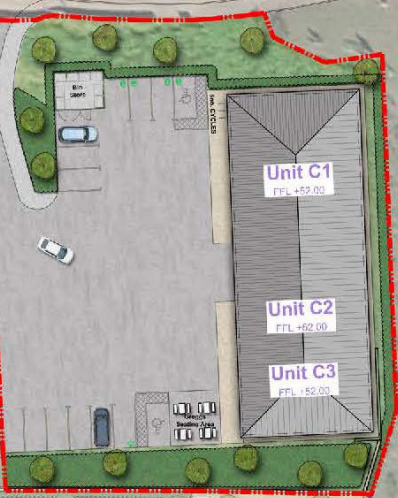
Pre-Let Available Wellparks Business Park

Crediton, EX17 3PJ

Suitable for Trade Counter/Take Away uses.

Target Completion End 2026.

Units from 1,179 sq ft (110 sq m) – 3,000 sq ft (279 sq m).



Location | The Site

The site is located in a prominent position on the A377, within walking distance of Crediton Train Station. To the rear of the site is the new Devonshire Homes Tarka development. The site also benefits from proximity to Lords Meadow Industrial Estate.

Nearby occupiers include Mole Avon Country Stores and a Tesco Superstore and Petrol Filling Station.

Area	Sq. ft	Sq. m
C1	3,000	279
C2	1,179	110
C3	1,217	113
TOTAL	5,396	502

A30



6 miles

M5



13 miles

Exeter



7 miles

Description

A new development of 3 no. units in a high-profile location. 2 no. units targeting takeaway occupiers. The larger unit targeting trade occupiers but all suitable for other uses.



Planning | Terms

Planning

The site benefits from a consent for commercial redevelopment, application reference 22/00067/MFUL. Details can be found at [MIDDEVON.GOV.UK](https://www.middevon.gov.uk)

Lease Terms

Available by way of new lease direct from the landlord on full repairing and insuring terms.

Price on application.

Services

The site benefits from all mains services. Further details can be provided upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.





Level 0 Units C1 & C2 - Planning

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: NS/JS/99335 Date: 10 2025 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



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PROFESSIONAL
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MANAGEMENT
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