

Aaron Fox

TO LET

GARAGE / TYRE FITTING DEPOT / WORKSHOP OR TRADE COUNTER

Approximately 250 sq m (2,690 sq ft)

**Unit 15 Bradley Mill
Bradley Lane
Newton Abbot**



A conveniently located garage / tyre fitting depot with ample parking for 10 to 12 vehicles in front and to the side. The property would also suit a trade counter use, subject to the usual consents.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL

www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises are located in a central position just off the town centre at the end of Bradley Lane, just past the new Asda Store. The unit was formally part of a larger factory/mill complex. The premises occupy a convenient location in the centre of Newton Abbot and yet just 1 mile from the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or approximately 6 miles from the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

The premises would suit a variety of potential users, having most recently been used as a Tyre and Exhaust centre, including a more general garage use or MOT station, trade counter or workshop / Industrial use.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Workshop **18.54m x 13.01 m**
(60'10" x 42'8")

Accessed from the front forecourt via a pedestrian door to the office / reception, or a roller shutter door to the workshop area giving good access for motor vehicles. High level windows to one side with roof lights, making this a light and airy space. Strip lights and power points as fitted. Concrete floor.

Reception / Office **3.81m x 3.5m**
(12'6" x 11'6")

Approached from the workshop or directly off the forecourt. Fitted reception desk. Windows to 2 elevations. Strip lights and power as fitted.

Toilet

With a low level W/C cubicle and wash hand basin.

EXTERNALLY

Car parking is available immediately to the front with space for 2 vehicles. There is parking for a further 8 - 10 cars to the side of the building.

TENURE

A new 6 year lease is available with a rent review at the end of the third year, at a rent of £12,500 pax. Incentives may be available, full details on request.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

Mains water, drainage and electricity (including 3 phase) are available.

RATES

We have gained the following information from the Valuation Office web site **YOU ARE ADVISED**

TO CHECK

Rateable Value £7,800

Rates Payable £3,174.60 (2010/11 based on the small property multiplier of 40.7p)

For the rates payable please contact Teignbridge District Council Rates Department on 01626 361101.

VAT

The rent and purchase price quoted will be plus VAT at the prevailing rate.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons Ref (0378)

Aaron Fox

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