

# Aaron Fox

## TO LET

### LIGHT INDUSTRIAL UNIT

Approximately 146.74 sq.m. (1,579 sq.ft)

**UNIT 8 ALLER VALE BUILDINGS  
KINGSKERSWELL  
NEWTON ABBOT  
DEVON**



An opportunity to acquire a new flexible lease on part of this prominently located industrial estate located just off the main Torquay to Newton Abbot Road. Suitable for a variety of uses subject to the usual consents.

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## SITUATION AND DESCRIPTION

The Aller Vale Building development is located just off the main road between Torquay and Newton Abbot, close to the Penn Inn roundabout. This provides excellent access to all the main trunk routes such as the A380 dual carriageway to Exeter and the M5 motorway plus the A38 from Exeter to Plymouth and the A30 to Cornwall.

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay, with Torquay being the principal town. Torquay has prospered and developed into a famous international holiday resort, whilst still retaining its popularity as a select residential and retirement area. The town boasts an extensive range of recreational and sporting facilities, two harbors, the Torquay Marina, the English Riviera Centre, and the Fleet Walk Shopping Development.

The development has a mix of different users, including wholesale, manufacturing and storage. The premises have most recently been used for a kitchen installer but would suit a variety of potential uses.

## ACCOMMODATION

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

	Metric	Imperial
Office 1 & 2	48.97 sq.m.	526 sq.ft.
Workshop	65.22 sq.m.	701 sq.ft.
Rear Store	<u>32.55 sq.m.</u>	<u>350 sq.ft.</u>
TOTAL	146.74 sq.m.	1,579 sq.ft.

The premise form part of the Aller Vale Buildings development which comprises a former mill that has been subsequently sub divided to provide a range of units for smaller business users.

The construction is block with concrete frame under a fibre cement asbestos sheet roof incorporating translucent panels. There are solid concrete floors and Upvc double glazed units to the office area

## INTERNALLY

The property provides a front and walk through and rear office of flat roof construction with plaster board ceilings and surface mounted fluorescent lighting. A disabled WC is positioned within the office section with access from the workshop. There is a workshop area with loading door and a further rear storage area divided into 2 sections.

## EXTERNALLY

To the front of the unit is a concrete loading and unloading area with 3 reserved car parking spaces.

## TENURE

A new 3 or 6 year lease is available with a rent review at the end of the third year. A tenant only break clause is also available at the end of the third year providing 6 months prior written notice.

## RENT

This will be set at £6,900 per annum

## RATES

We have gained the following information via the valuation office web site, **you are advised to check:**

Rateable Value £6,100  
Rates Payable £2,810 p.a. (x46.2p 08/09)

A 50% reduction may be available under the small business relief scheme. For further details please contact Teignbridge District Council business rates department (01626 361101)

## SERVICES

All mains services are available to the unit including 3 phase electricity, mains water and drainage.

## LEGAL COSTS

A contribution of £350 plus V.A.T. is required towards the landlord's legal costs in setting up the new lease.

## SERVICE CHARGE

A service charge is levied for the maintenance of the communal areas. The charge for Unit 8 for this year (08/09) is £416 in addition the buildings insurance is payable by the tenant and for this year the amount is £170.21

## VAT

We are informed that VAT is not chargeable on this property.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 47 32 48 Ref (0402)



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