

Aaron Fox

TO LET

ECONOMICAL LIGHT INDUSTRIAL UNIT WITH 2 CAR PARKING SPACES

Approximately 53.7 sq.m (578 sq.ft) with 2 Car Parking Spaces

Unit 1 Lower Mill
Pottery Road
Bovey Tracey
Devon



This offers a useful sized light industrial unit situated in a well established commercial area on the fringe of Bovey Tracey, and just 1.5 miles from the A380 dual carriageway linking Exeter and the M5 motorway to Plymouth and Cornwall.

Lynx House, Pynes Hill, Exeter, Devon EX2 5JL
Tel: 01392 204303 www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises comprise a small semi detached light industrial unit / storage unit situated in a secure location in the sought after Pottery Road area of Bovey Tracey. The unit is located approximately 1 mile from the Heathfield Industrial estate and just over 1.5 miles from the A38 Devon Expressway and approximately 15 miles from Exeter and the start of the M5 motorway network. Newton Abbot is approximately 6.5 miles distant with Torquay and Torbay approximately 18 miles distant Torbay making this an ideal base for covering the whole of Devon.

The premises are currently vacant and are therefore available for immediate occupation. They have until recently been used for a use connected with the motor trade but would be suitable for a variety of uses, subject to the usual consents, such as light manufacture, storage, distribution or some motor trade related businesses such as valeting, auto electrician, alarms/ stereo/ telephone fitting etc.

ACCOMMODATION

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



Workshop **8.69m x 6.18m (28'6" x 20'3") max**

The unit is accessed from the forecourt and car parking area via either a pedestrian door or a full height roller shutter door providing good vehicular access. Concrete floor. Lighting and power points as fitted. Constructed within the unit is a

Office **3.8m x 2.4m (12'5" x 7'10") max**

With door from workshop area. Partition could be removed if not required. Door to

Toilet

Low level W/C suite with hand basin and electric water heater.

EXTERNALLY

3 reserved car parking spaces are available with the premises in the yard to the front.

LEASE

A new 1 to 6 year FRI lease is available, contracted outside of the Landlord & Tenant Act, with a rent review at the end of the third year. A tenant only break clause may also be available during the term by negotiation.

RENTAL

£4,420 per annum (£85 per week). VAT is not payable on the rent on this occasion.

SERVICES

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

LEGAL COSTS

A contribution of £400 plus VAT is required towards the landlord's legal costs, including abortive costs.

RATES

Rateable Value: -	£2,000.00	(2010 Valuation list)
Rates Payable: -	£ 814.00	(2010 - 2011)

We understand that a 50% Rates refund may be available under the Small Business Rate Relief scheme. However, you are advised to check with Teignbridge District Council Business rates Department (01626 361101) for details.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been requested for this property, full details available on request.

VIEWINGS

Strictly by prior appointment with the sole agents for the attention of Tony Noon (07831 273148) Ref (0490)

Aaron Fox

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