

Aaron Fox

TO LET

STORAGE / WORKSHOP UNIT

Approximately 114.11 sq.m. (1,228 sq.ft.)

**UNIT 9 ALLER VALE BUILDINGS
KINGKERSWELL
NEWTON ABBOT
TQ12 5AZ**



Ref 503

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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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 development has a mix of different users, including wholesale, manufacturing and storage. The premises comprise a rendered, pitched roofed store and office together with an adjoining area of hard cored yard and have most recently been used by a marquee and event hire company.

The location has excellent road communications making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot which is approximately 5 miles and Torquay which is approximately 12 miles.

ACCOMMODATION

	Metric	Imperial
Unit depth	9.29.m.	30'6"
Unit width	11.09.m.	36'4"
Office	11.09 sq.m.	119 sq.ft.
TOTAL	114.11 sq.m.	1,228 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.

INTERNALLY

The property provides an open store/workshop with a full height loading door and separate pedestrian access. There is a small office to the side with separate W/C and small kitchenette.

EXTERNALLY

To the front of the unit is a useful hard cored parking and access area.

TENURE

The unit is currently let by way of a new 3, 6 or 9 year lease.

LEGAL COSTS

Each party are to bear their own legal costs

RENT

The ingoing rental to be £6,000 p.a. (£4.88 p.s.f.)

RATES

We have gained the following information via the valuation office web site, **you are advised to check:**
Rateable Value £8,000
Rates Payable £3,312 p.a. (x41.4p 2010/11)

SERVICE CHARGE

There is an annual service charge for the maintenance of the estate, 2010 charge was £416 for this unit

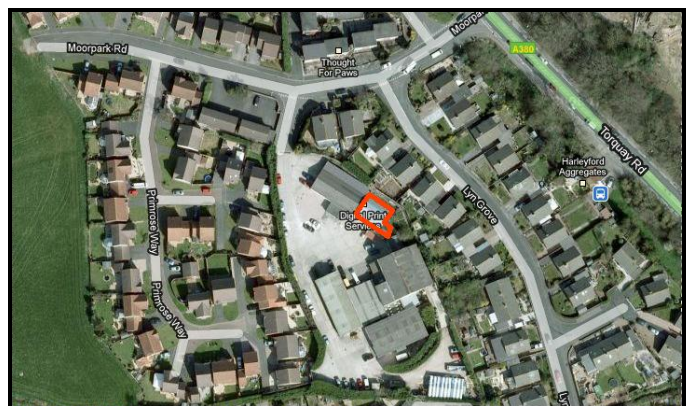
VAT

No VAT is payable is chargeable on this property.

VIEWING

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

Email: adamparsons@aaronfox.co.uk



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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