

TO LET

WORKSHOP / STORAGE UNIT WITH PARKING ON THE EDGE OF MORETONHAMPSTEAD

Approximately 88 sq.m (945 sq.ft) plus small Mezzanine Office
with parking for up to 3 cars to the front

**UNIT 5 THE OLD GAS WORKS, STATION ROAD,
MORETONHAMPSTEAD, DEVON, TQ13 8SA**



An opportunity to acquire a new lease of this town centre Industrial / Warehouse Unit located at the entrance to the town on the main spine road through Moretonhampstead linking Bovey Tracey and the A38 Dual carriageway to Chagford, Okehampton, Exeter and the A30 Dual Carriageway. The premises are available on a new lease, and are suitable for a wide variety of potential users.

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M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located in Station Road, fronting one of the main approaches into the town and which runs up to the retail area. Moretonhampstead is an ancient market town situated on the edge of Dartmoor in the heart of the Dartmoor National Park. It sits in the shelter of hills on three sides and the beautiful Wray valley on the fourth. The town is about 15 miles from Exeter and Newton Abbot, with Okehampton, Princetown and Bovey Tracey within easy reach. Communications are good with the A30 dual carriageway offering easy access to Exeter and the M5 Motorway in one direction, and Okehampton and Cornwall in the other with the A38 linking to Plymouth.

The town itself has a variety of cafes, pubs, banks, local shops and nearby hotels. The town's resident population is significantly expanded in the summer with tourism, offering the visitors opportunities for hiking, cycling from the recently opened Cycle Trail from Bovey Tracey and Lustleigh, providing a useful income boost for local businesses. Nearby Newton Abbot is the commercial centre and heart of Teignbridge with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of its centre.

ACCOMMODATION

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

Garage Workshop **10.04m x 8.75m (32'11" x 28'8") max**
Accessed from the forecourt area via either a roller shutter door or adjoining pedestrian door. Concrete floor. Translucent roof lights. Power and overhead lighting as fitted.



Toilet

WC suite and wash basin.

Mezzanine Floor Store / Office **2.43m x 2.39m (7'11" x 7'10") max**
Staircase from the workshop. Useful store or potential office.

EXTERNALLY

To the front of the building is a concreted forecourt and parking area with parking for up to 3 cars.

RATES

Rateable Value: - To be assessed

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises will qualify for this reduction please contact Teignbridge District Council Business Rates Department (01626 361101)

SERVICES

We understand that mains Electricity (including 3 phase), water and drainage are available to the premises.

RENT AND TENURE

£7,950 per annum plus VAT is sought for a new 6 year lease, contracted outside of the Landlord and Tenant Act, with a rent review at the end of the third year, and a tenant only break clause on the third anniversary by providing 6 months prior written notice.

The Landlord will be responsible for the external repairs and decorations with the Tenants responsible for the internal repairs and decorations plus the Roller Shutter door. The tenants will be required to contribute towards the building's insurance. A 3 months' rent deposit may also be required.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the unit.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below, a full copy can be downloaded from the web site. The Rating is: D 97

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0899)



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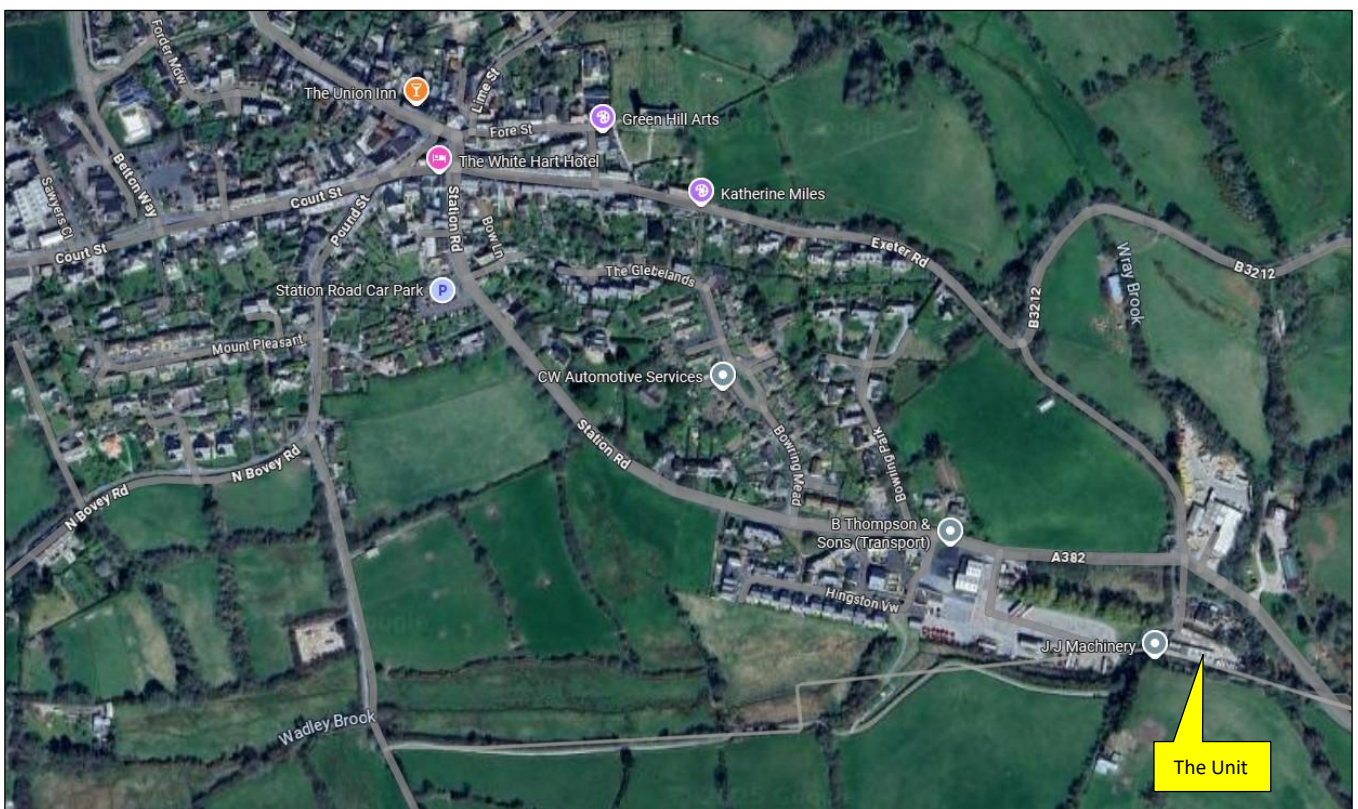
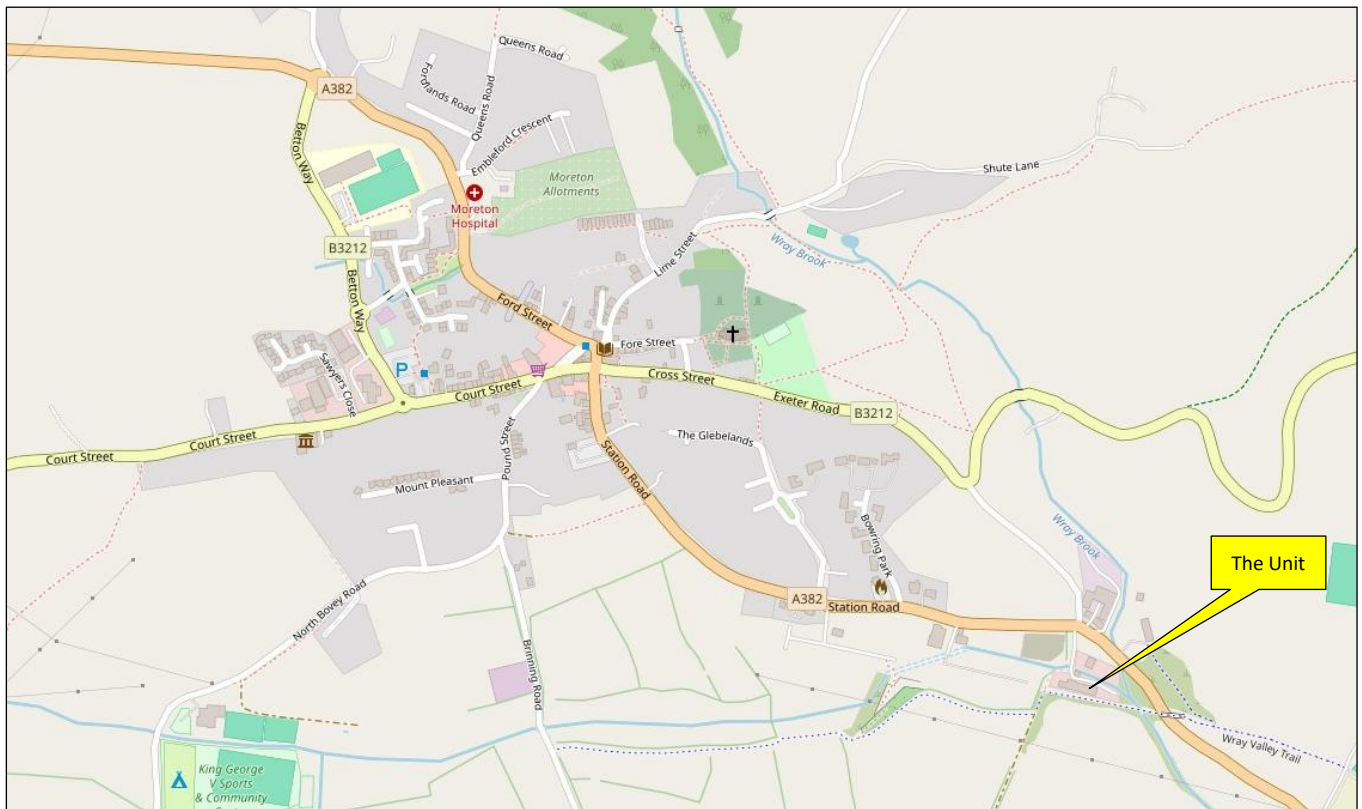
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.