

To Let

Modern Warehouse / Workshop Premises

**293 sq.m (3,154 sq.ft)
With Yard Space**



Thorne Cross Farm, Cheriton Bishop, EX6 6HA

Location:

These accessible business premises are situated close to the village of Cheriton Bishop on the north eastern edge of Dartmoor. The premises are located approximately 2 miles from the junction with the A30. Cheriton Bishop is situated approximately 10 miles from Exeter and 13 miles from Okehampton.

Description:

These modern business premises are constructed with steel portal frames with low maintenance plastisol profiled steel clad elevations and roof incorporating translucent roof lights. The premises are insulated and have a power floated concrete floor. Internally, the elevations have concrete block walls to a height of 1.65m (5'3") with insulated profiled panelling above. The natural daylight will be supplemented by energy efficient LED lighting which is to be installed. The premises benefit from an electric roller shutter door 4.4m (14'3") wide x 3.4m (11'0") high with a separate personnel door to the side.

Internally the premises are 3.85m (12'6") to the underside of the haunch of the steel portal frame and have a maximum internal clearance height of 5.4m (17'6").

Single phase mains electricity is connected together with a mains water supply. There is shared private drainage. The utility services will be separately metered.

Externally there is a concrete surfaced yard for parking, loading (and storage / display purposes by agreement).

Sub-Division of Premises:

The entire premises extend to 422.97 sq.m (4,553 sq.ft) and these are to be sub-divided into two self-contained units by the owner who will be occupying one part of the building for his plumbing business. Planning permission and Building Regulations approval will be sought by the property owner once the proposed use is known and division works agreed.

Terms:

A new contributory Full Repairing and Insuring lease is available for a term to be agreed.

Rent: £12,000 per annum exclusive.

VAT: VAT is not chargeable on the rent.

Outside Yard Space:

There are four car parking spaces and an area for loading allocated at the front of the premises. Further yard space is available to rent if required. Please contact the agents for further details.

Business Rates:

The Business Rates liability will need to be re-assessed once the premises have been sub-divided. It is anticipated that the Rateable Value for each unit will be below £12,000. If the occupier qualifies for Small Business Relief, then no Business Rates will be payable.

Legal Costs:

Each party to bear their own legal costs incurred with the transaction.

Energy Performance Certificate (EPC):

The premises have previously been in agricultural use and are currently exempt.

Viewing:

For further information, or to view the premises, please contact Iain Biddlestone at Haarer Goss.

Haarer Goss

17 Barnfield Road

Exeter

EX1 1RR

☎ (01392) 251171 or email: enquiries@haarergoss.co.uk

IMPORTANT: MISREPRESENTATION ACT, 1967. Messrs. Haarer Goss, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Haarer Goss or the vendors or lessors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact; (4) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The vendors or lessors do not make or give, and neither Messrs. Haarer Goss nor any person in their employment has, authority to make or give any representation or warranty whatever in relation to this property; (6) Messrs. Haarer Goss cannot hold themselves responsible for travelling expenses, etc., should properties be let, sold or withdrawn. Date: October 2017.



