

Car Sales Forecourt

Ref No: 5214

At Wonton Farm, Diptford, Totnes, Devon, TQ9 7LS



Established Car Sales Forecourt with Office Accommodation

Established Site with Planning Permission for Car Sales

Concrete Forecourt with Space for Approximately 15 Vehicles

On Site Office with Internet, Electricity and Furniture

Additional Parking Spaces Available on Negotiation

Annual Rental of £7,800

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

Located on the outskirts of the vibrant and historic market town of Totnes, Wonton Farm benefits from convenient access to the main road network, including the A385 linking Totnes to Torbay and Plymouth. The site is situated on a main route leading into Totnes, offering excellent access for customers.

DESCRIPTION

Totnes Car Sales offers a well-positioned and functional forecourt facility with a dedicated sales office. The property comprises a concrete forecourt suitable for the display of approximately 15 vehicles. Additional parking spaces may be available by separate negotiation.

The on-site office building provides workspace for up to two staff members and includes access to communal WC facilities on the wider farm site. The office is powered with electricity, which is included within the rent. Internet access is provided via Starlink. Fixtures and equipment currently in place are available as part of the lease package.

The accommodation briefly comprises:-

OFFICE

19' 6" x 14' 7" (5.955m x 4.441m)

Suitable for two desks or workstations

FORECOURT

Concrete surface with capacity for circa 15 vehicles. Additional display space subject to negotiation.

SIGNAGE

Erection of signage will be allowed at the entrance to the farm and directing customers down to the forecourt. Additional signage will need to be agreed on negotiation.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£7,800pax. (Rent paid monthly in advance).

SERVICES

Electricity is connected and included within the rental terms.

Internet is available via Starlink.

Shared toilet facilities are available on the farm and are inclusive of rent.

PLANNING

The site benefits from planning permission for use as a car sales forecourt.

BUSINESS RATES

2023 List: £8,700

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING

We understand the property is EPC exempt due to its size.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk

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www.bettsworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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