

Unit 1 Rocklands

Ref No: 3467

Exeter Road, Newton Abbot, Devon, TQ12 3HX



Ground Floor Commercial Unit

Gross Internal Area Approx 109m² (1,173sq ft)

Currently Set up for Food Production Use

Suitable for a Variety of Uses – Subject to Consents

Nearby Access to the A380 and A38 Dual Carriageways

Annual Rental of £9,000

Interested in this property?
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LOCATION

The property is situated just off the Exeter Road through Kingsteignton approximately 2.5 miles from Newton Abbot. Kingsteignton is a sought-after commercial location due to its easy access to the A380 and A38 dual carriage ways; which connect most of South Devon and make this location ideal for a fast connection to an extensive road network. The immediate area is primarily residential with a few other commercial units along Exeter Road.

DESCRIPTION

The unit comprises a mainly open commercial space. Previously used for food preparation, the unit is fitted with: easy wipe wall cladding, non-slip commercial flooring and extraction for variety of cooking equipment. Double doors from the unit open onto an area for goods loading. The property also benefits from an Ideal combi-boiler for hot water usage.

The accommodation briefly comprises:-

ENTRANCE HALLWAY

With staff wash hand basin.

WC

With new WC to be installed.

PREPARATION AREA 1

16' 5" x 11' 6" (5.0m x 3.5m)

PREPARATION AREA 2

25' 7" x 33' 10" (7.8m x 10.3m)

GROUND FLOOR GROSS INTERNAL AREA

109m² (1,173sq ft).

TENURE

The property is available by Assignment of existing lease for 10 years from 2013 on a Full Repairing and Insuring basis. The passing rent is £9,000 Per Annum.

BUSINESS RATES

2017 List: £12,500

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

LEGAL FEES

The incoming Tenant will be expected to make a reasonable contribution toward Landlord's legal costs in a Leasehold transaction.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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.lettingbusinesspremises.co.uk



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