

TO LET

GARAGE PREMISES / LIGHT INDUSTRIAL UNIT WITH PARKING IN A SOUGHT AFTER LOCATION

Approx. 110 sq.m (1,185 sq.ft) with ample car parking spaces

**MOORLAND GARAGE, BLUE WATERS, POTTERY ROAD
BOVEY TRACEY, DEVON, TQ13 9DS**



An unusual opportunity to acquire these well located Garage Premises on the edge of Bovey Tracey with ample car parking and outside storage in a convenient and sought after location off Pottery Road, Bovey Tracey just 2 miles from the A38 dual carriageway and a mile from the Town centre. The premises would be suitable for a Motor Trade use but also a light industrial use where a secure Yard area was required.

T. 01392 691007

M. 07831 273148

F. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises comprise a Light industrial Unit having traded as a general Garage premises for servicing and repair for a number of years, although the premises would also be suitable for alternative uses including an industrial / manufacturing use with a secure yard area, subject to all the necessary consents. The unit is currently arranged as 3 separate bays with interconnecting openings and 3 roller shutter doors to the front yard. At the rear of each bay is a small Office / Store and a toilet, one of which is an accessible toilet.

Pottery Road is a well-established mixed commercial and residential area of Bovey Tracey, located just over 1.5 miles from the A38 Devon Expressway and approximately 15 miles from Exeter and the start of the M5 motorway network. Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles. The unit would suit a variety of different users, subject to the usual consents, including a Motor Trade use which is often difficult to find.

ACCOMMODATION

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

Workshop

12.48m x 8.73m (40'11" x 28'8") max

The premises are arranged as 3 separate workshops, 2 of which have Bradbury 3 ton 2 post ramps installed. The third is a general workshop / valeting bay. Each bay has a full height roller shutter door and a concrete floor with ample strip lights and power points as fitted. To the rear of each bay is a small store or office, plus a toilet, one of which offers assessable facilities



EXTERNALLY

To the front and side is a secure concreted yard area surrounded by a palisade fence to 3 elevations with double gates off of the access road. This provides ample parking for up to 10 vehicles.

LEASE

A new 6 year FRI lease is available with a rent review at the end of the third year. A midterm break clause can also be incorporated if required providing 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act.

RENT

£14,950 pax plus VAT for this useful sized unit in a popular location with the ability to use the premises for the Motor Trade.

RATES

Rateable Value: - £7,300 (2023 Valuation List)

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101) for further information.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been requested, a copy will be available to download from the web site. The rating for the property is:-

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT is required towards the Landlord's legal costs, including abortive costs in setting up a new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0802)



Tel. 01392 691007

Mob. 07831 273148

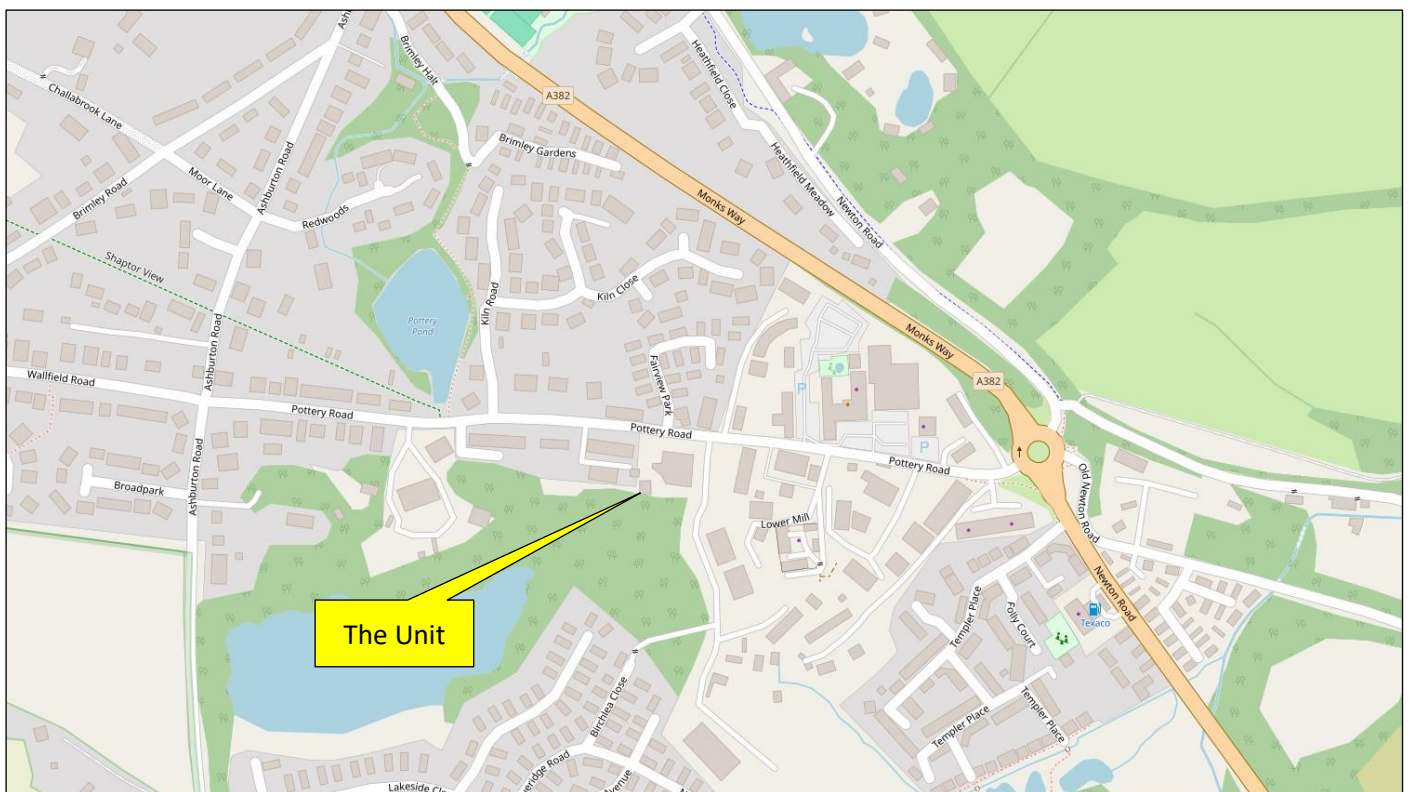
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.