

INDUSTRIAL  
OFFICE  
RETAIL



On the  
Instructions of  
Bovey Tracey  
Town Council

Noon  
Roberts



PROPERTY CONSULTANTS

# TO LET

## FORMER BOVEY TRACEY FOOTBALL CLUB PAVILION LOCATED IN THE TOWNS RECREATION GROUND

Approx. 155sq.m (1,670 sq.ft) on Ground Floor adjacent to Towns Swimming Pool  
Planning consent for a Gym/ Personal Trainer/ Fitness Studio or Indoor sports

### BOVEY TRACEY PAVILION, ASHBURTON ROAD BOVEY TRACEY, DEVON, TQ13 9BD

An artist Impression of how the finished premises could look



This offers an unusual opportunity for a tenant to take on a new lease of this well-located Building on the edge of the main Bovey Tracey Recreation area which includes the open air swimming pool, Cricket Club, Bowls Club and Tennis Courts. The Landlords will refurb the external structure of the premises, allowing a tenant at their cost to complete their own internal fit out. Planning consent has been granted for the above uses.

Noon Roberts  
4 Northleigh House  
Thorverton Road, Matford  
Exeter, Devon. EX2 8HF

Contact us  
M. 07831 273148  
E. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)  
W. [noonroberts.co.uk](http://noonroberts.co.uk)

Tel: 01392 691007

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

These unique premises are located fronting the main recreation ground at Bovey Tracey and have until recently been used by the Bovey Tracey Football Club as their club house and social club. The premises are now vacant and in need of refurbishment with Planning consent having recently been granted (Application Ref No 24/00073/FUL) for a change of use to a Gym (Use Class E(d) which could also allow uses such for a Personal Trainer/ Fitness Studio or Indoor sports, subject to any necessary consents. The Landlords are proposing to refurbish the premises including external redecoration, replacement of the windows and doors plus other works that may be required by an incoming tenant, subject to the deal agreed. The tenants will be required to complete their internal fit out which will include redecoration and flooring, rewiring and installation of a heating system, installation of new toilet and kitchen facilities. Details of the tenants proposed fit out will be required together with confirmation of funding prior to finalising a proposal.

Bovey Tracey is the gateway to Dartmoor being located just over 3 miles from the A38 Devon Expressway and approximately 15 miles from Exeter and the start of the M5 motorway network. The recreation ground is a major asset for the Town and finding a viable and suitable use for this building is an important consideration. The hopes are that this use will have a community element which will not conflict with the existing recreation ground uses of exercise and recreation.

#### ACCOMMODATION

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

Accessed from Ashburton Road via a gate and pathway by the children's play park area. ....

##### Main Area **14.78m x 9.51m (48'6" x 31'2") max**

Approached from the Playing field by either a part glazed door or a pair of glazed doors at the front with a further door to the side. Large windows to the side and front. To the side and rear of this area are currently constructed the following.....



##### Ladies Toilet

W/C cubicle and wash hand basin.

##### Gents Toilet

WC cubicle and 2 Urinals with wash hand basin.

##### Preparation Area

Stainless steel sink with single drainer. Door leading to ....

##### Cellar Area

**7.27m x 1.54m (23'10" x 5'0") max**

An extension to the rear of the building and previously used as a store and beer cellar.

Accessed externally, and not inspected, are 3 further areas to the rear of the building used as changing facilities for the football club.

#### EXTERNALLY

To the front of the building is a concrete apron that can be included in any letting, an additional area could also be included by negotiation.

#### PLANNING

Planning consent has recently been granted by Teignbridge District Council (Application Ref No 24/00073/FUL) for a change of use to a Gym (Use Class E(d) which could also allow uses such as a Personal Trainer/ Fitness Studio or Indoor sports, although interested parties are encouraged to make their own enquiries of the Teignbridge Council planning department. (01626 361101)

#### RENT AND TENURE

A rent of £7,500 per annum is sought for a new 6 or 10 year lease with a mid-term upwards only rent review. The Landlords will be responsible for the external repair and decoration of the premises, with the tenants responsible for the internal repair and decoration. The Landlords are prepared to grant a rent free period at the outset of the lease to assist whilst the tenants are completing their fit out works. The lease will be contracted outside of the Landlord and Tenant Act.

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#### SERVICES

We understand that mains water, drainage and electricity are available to the premises. (No services have been tested)

#### VAT

The landlords currently do not charge VAT on the rent, but will reserve the right to charge VAT in the future should they elect to tax the premises.

#### RATES

Rateable Value: - To be re-assessed

We understand that qualifying business may 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 (01626 361101)

#### LEGAL COSTS

Each party are to be responsible for their own legal costs.

#### ENERGY PERFORMANCE CERTIFICATE

The tenants will be required to provide an EPC once their fit out works have been completed.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148). Ref (0762)



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Mob. 07831 273148

Email. tn@noonroberts.co.uk

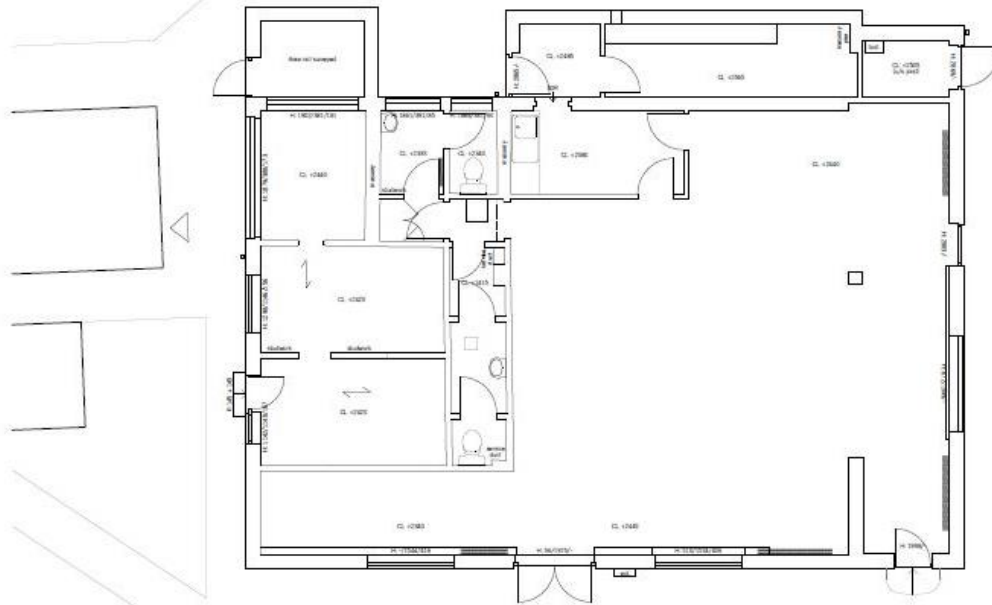
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T. 01392 691007

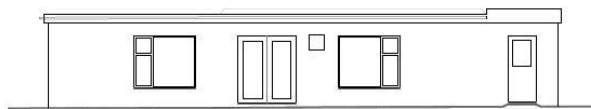
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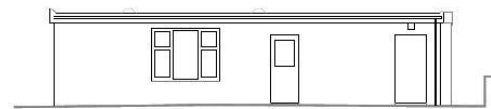
**Existing Floor Plan and Elevations**  
(Not to scale - For identification purposes only)



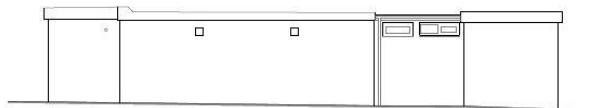
FLOOR & SITE PLAN



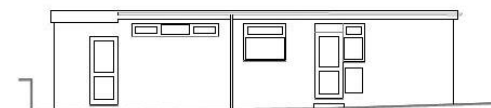
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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Potential Floor Plans and Elevations  
(Not to scale - For identification purposes only)



SOUTH ELEVATION

WEST ELEVATION

01. Main walls in 'open' horizontal timber battens against a dark background. Contrast walls in dark painted render. | 02. Feature enlarged opening to have three track slim sight line aluminium framed sliding doors enabling 2/3rd opening | 03. Replacement contemporary zinc clad tapered eaves over hang constructed as to not disturb existing flat roof covering and rainwater disposal.

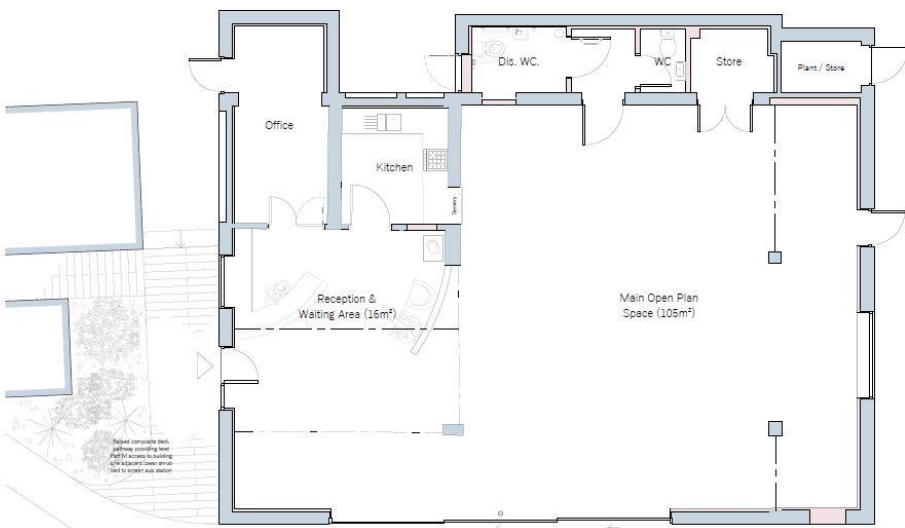


**THE PAVILION**  
Redevelopment of the Former Football Pavilion  
At the Recreational Ground, Ashburton Rd., Bovey Tracey TQ13 9BY

 **vivian  
architecture ltd.**  
Registered in England & Wales No. 1281412  
admin@vivianarchitecture.co.uk  
01626 245 027 - 01803 364 055

Issued for:  Planning  
Proposed Sample Elevations  
DESIGN CONCEPT  
Date/Stage:  Approved of:   
1:100 / A3 **054.210/**

Drawing Scale: 0 meters



Office

Kitchen

Reception & Waiting Area (16m<sup>2</sup>)

Main Open Plan Space (105m<sup>2</sup>)


Dis. WC.

WC.


Store

Plant/Store

FLOOR & SITE PLAN  
Overall gross internal floor area: 154m<sup>2</sup> (exc. plant)



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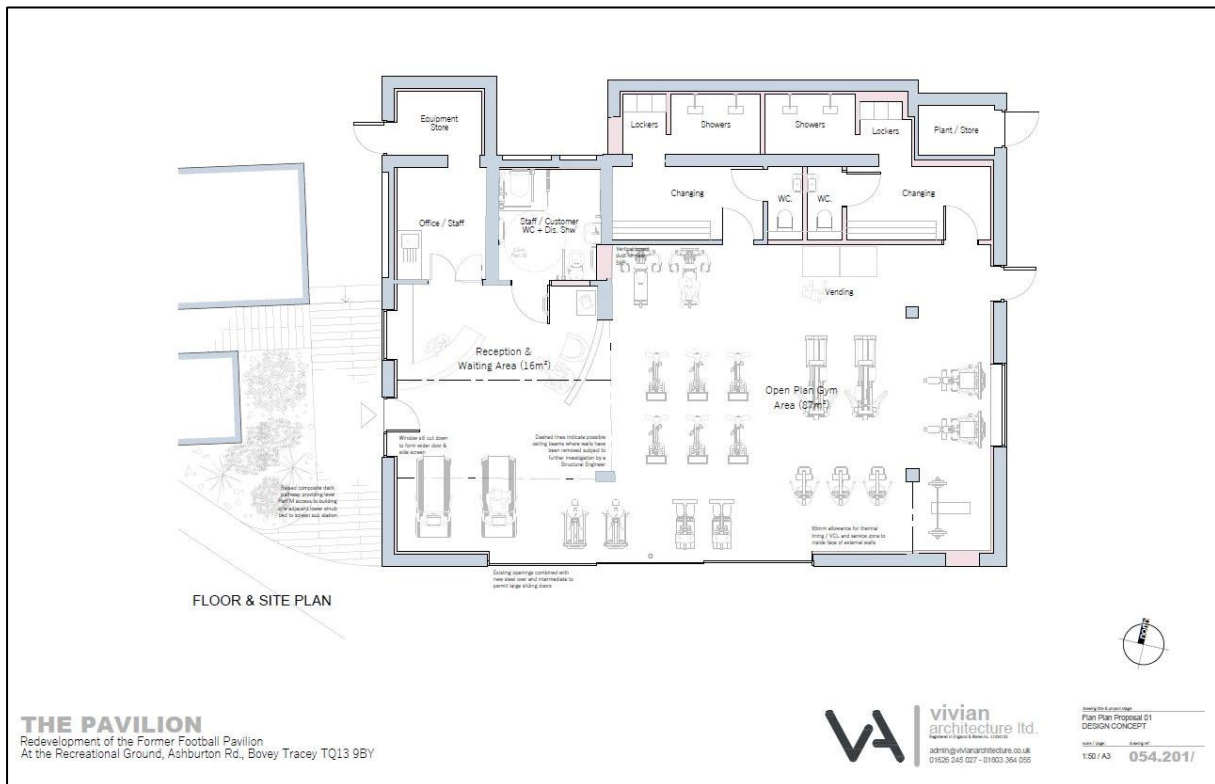
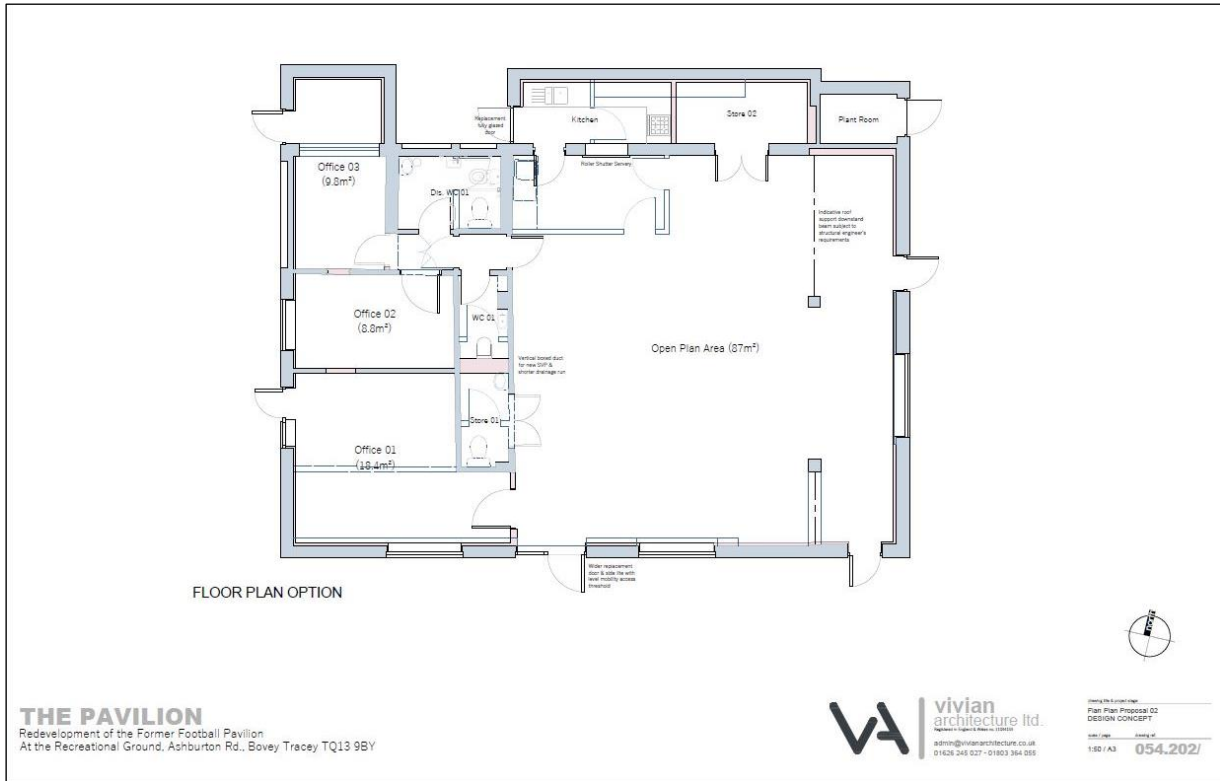
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admin@vivianarchitecture.co.uk  
01626 245 027 - 01803 364 055

Issued for:  Planning  
Plan Plan Proposal 03  
DESIGN CONCEPT  
Date/Stage:  Approved of:   
1:50 / A3 **054.203/**

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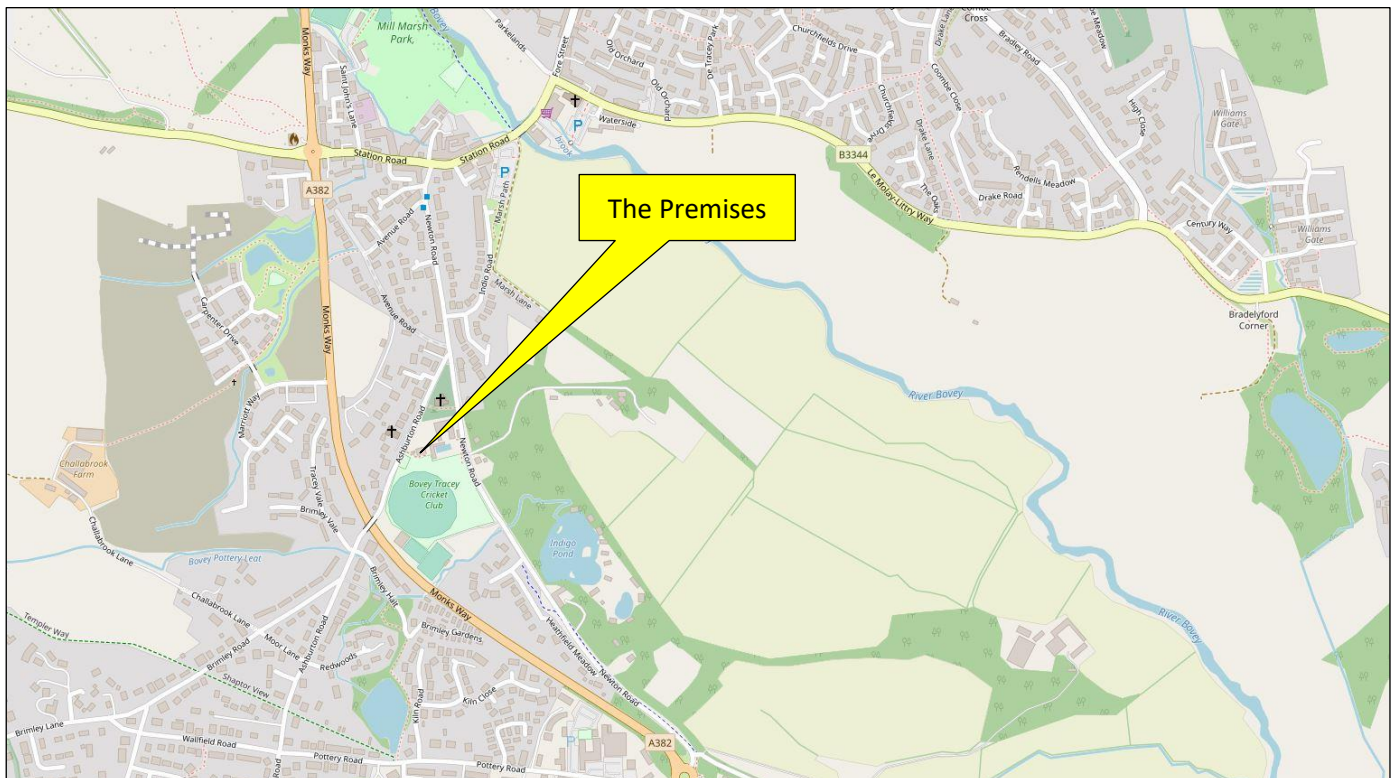
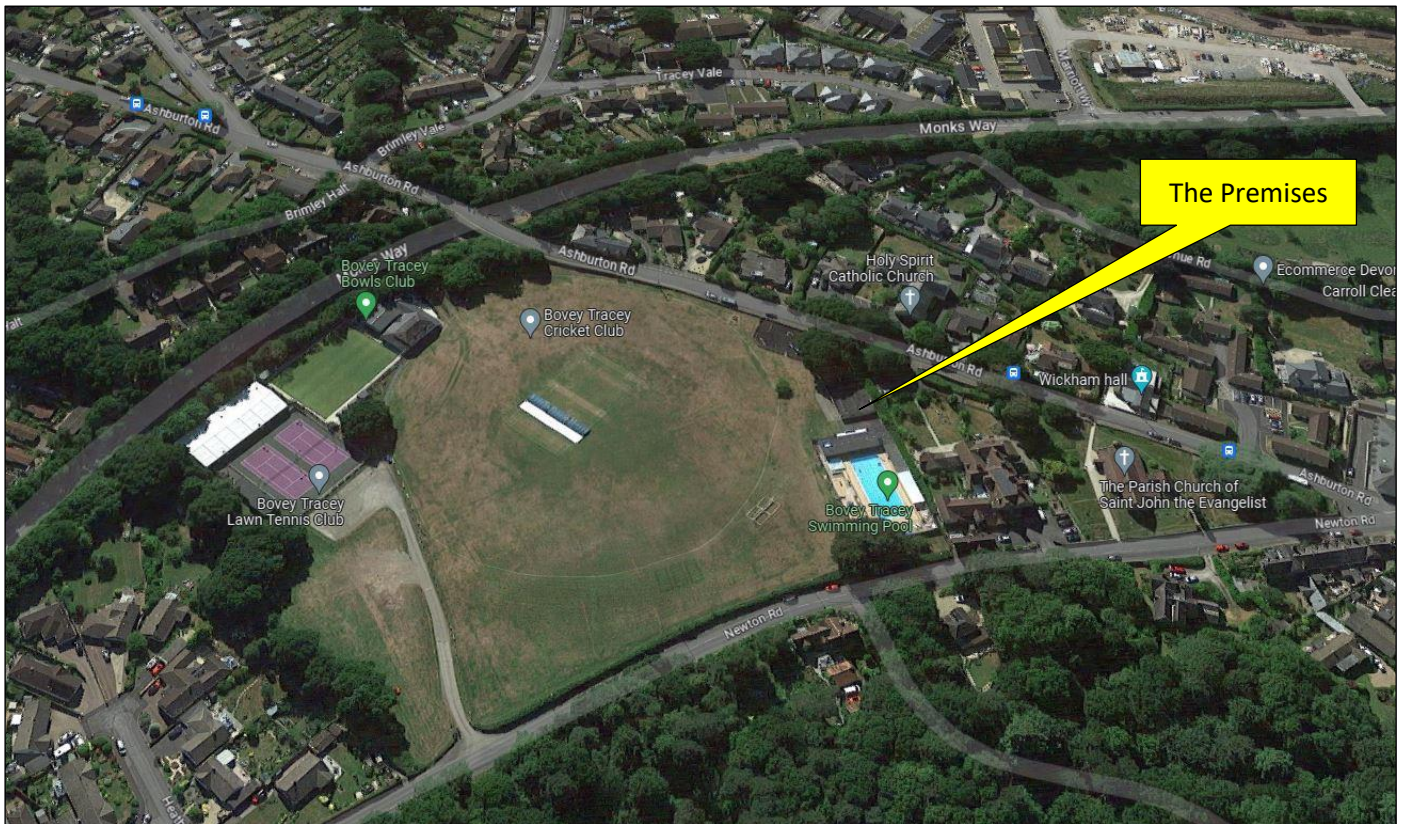
**Artist Impression for Elevations and Interior**  
(Not to scale - For identification purposes only)



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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.