

# TO LET

## WELL LOCATED YARD / COMPOUND AREAS SECURELY FENCED AND WITH EASE OF ACCESS TO THE TOWN

Approx. 1,750 sq.m (18,837sq.ft) or 0.44 of an Acre  
Can be split into 2 Yards of 0.25 of an Acre and 0.19 of an Acre

**BALTIC WHARF BOAT YARD, ST PETERS QUAY,  
TOTNES, DEVON, TQ9 5JA**



These well-located Yard / Compound is situated on the edge of the Baltic Wharf Boat Yard in the centre of Totnes, and is generally level and well fenced, with a surface of Tarmac and Hardcore, having most recently been used by Bloor Homes, who were the Residential developers that built the adjoining development of town houses. We understand the site has electricity and water connections available. The site can be split into 2 Yards from 0.19 of an Acre.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

The premises are located in a convenient location just off the town centre of Totnes, at the Baltic Wharf Boat Yard. The yard is level and secure with wide access gates providing good vehicular access. The site has most recently been used as a builders yard whilst the adjoining Residential Development has been constructed. However, the site would be suitable for a variety of other potential uses including vehicle / plant storage, scaffolding or builders yard or for material storage, subject to the usual consents.

The site is located on the edge of the town centre with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, Ashburton, Newton Abbot and the A38 dual carriageway linking Exeter and Plymouth in the other. Exeter and the M5 Motorway are approximately 25 miles distant providing excellent access to the National motorway network together with links to the A30/A303 to Okehampton, Cornwall, Honiton and London and its international Airport. Plymouth is some 30 miles to the South providing links via the A38 to Cornwall.

#### ACCOMMODATION

Brief details of the accommodation are as follows: -



#### Yard Area

**70m x 30m reducing to 20m  
(229' x 98' reducing to 66') max**

Level site with secure fence to 3 sides and double gates off the entrance road. Mixture of Tarmac and hardcore surface.



#### RENT AND TENURE

A rent of £14,150 pax is sought for this substantial and convenient Yard / Compound area on flexible terms. Alternatively, the site could be divided into 2 parts with rents of £6,950 and £7,950 pa. The rents are plus VAT.

#### TENURE

A new 3 year lease is available, on a "leave it as you find it" basis with a mutual break clause after the initial 12 month period, by providing 6 months prior written notice. The leases will be contracted outside of the Landlord and Tenant Act. Full details on request.

#### BUSINESS RATES

Rateable Value: - To be confirmed (2023 valuation)

For further information on the Rateable Value and Rates Payable, please contact the Business Rates department at South Hams District Council on 01803 861234.

#### SERVICES

We understand that mains electricity and water could be available to the premises. Interested parties are required to make their own enquiries with the relevant service providers.

#### LEGAL COSTS

The landlords will require a contribution of £395 plus VAT towards their legal and administrative costs for setting up the new lease, to include abortive costs.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0519)



FAO. Tony Noon

Tel. **01392 691007**

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. [www.noonroberts.co.uk](http://www.noonroberts.co.uk)

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.