

TO LET

SUBSTANTIAL STORAGE / PLANT YARD WITH OPEN FRONTED WORKSHOP AND TOILET BLOCK

Total Site of Approx. 1,190 sq.m (0.29 Acre) comprising Yard with open fronted Storage / Workshop Building plus toilet block.

(Potential for additional Buildings or Storage Containers Subject to consents)

**YARD, MADDACOMBE FARM ESTATE, MADACOMBE ROAD,
KINGSKERSWELL, NEWTON ABBOT, DEVON, TQ12 5LF**



The property offers an opportunity to enter into a new lease of this securely fenced Yard with an open fronted storage / workshop building and toilet block, with the potential to add additional buildings or storage containers, subject to the usual consents, in a convenient location on the edge of Newton Abbot.

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SITUATION AND DESCRIPTION

This useful Yard area is located on Maddacombe Road just off the A380 Kingskerswell bypass, which links Newton Abbot and Exeter with Torquay and Paignton. The site is roughly equidistant between Newton Abbot and Torquay being centrally located to cover both Teignbridge and Torbay, and offers good access to all the main trunk routes such as the A380 dual carriageway to Exeter and the M5 motorway network plus the A38 from Exeter to Plymouth and the A30 to Cornwall.

The site is approximately 0.29 Acres in total and comprises a secure fenced level hardcored Yard area with double entrance gates. Located in the yard is a useful open fronted storage / workshop building plus a toilet block. The Yard would therefore accommodate further portable buildings / storage containers, subject to all the necessary consents. The site would suit a user looking for outside storage of materials, vehicles or plant, or as a scaffolders / builders yard.

ACCOMMODATION

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

Yard Area

Forming a level hardcored yard area with fencing to the perimeter. Located on the site is the following:-

Open Workshop **10.01m x 5.01m (32'10" x 16'5") max**
Open fronted building which could be enclosed. Concrete floor.



Toilet Block

Offering the following

Ladies Toilet

2 WC cubicles with tiled floor. Window. Wash basin. Tiled walls. Electric water heater.

Gents Toilet

2 WC cubicles and 2 urinals and 2 wash hand basins. Tiled floor and part tiled walls. .

SERVICES

We understand that mains water and electricity, including 3 phase, are available to the premises. Drainage is to a septic tank.

LEASE

A rent of £14,950 pax (no VAT) is sought for a new 6 or 10 year lease with a midterm upwards only rent review and the option for a tenant only break clause with 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part 11. A 3 months rent deposit will be required for the duration of the lease.

RATES

Rateable Value: - To be assessed

For further information please contact the Business rates department at Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £450 plus V.A.T. is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0405)



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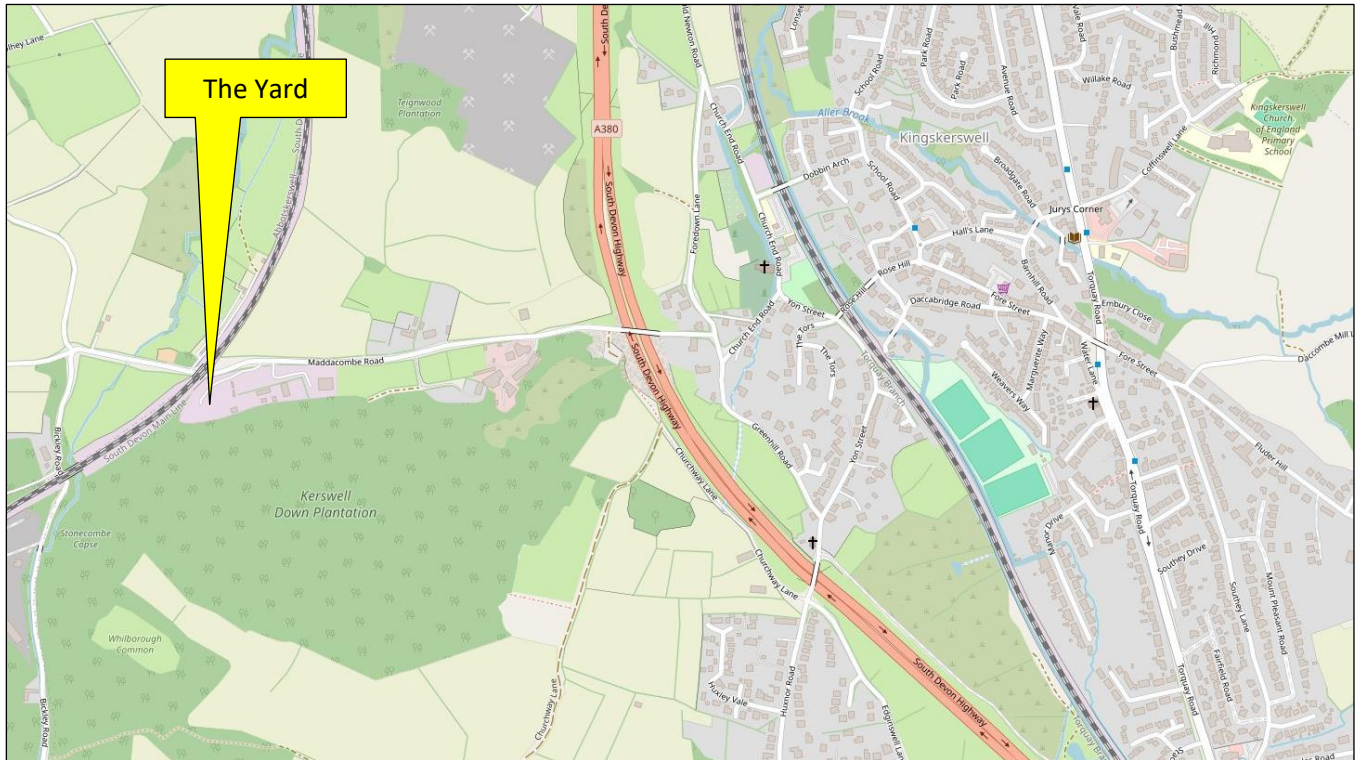
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