

# TO LET

## RECENTLY REFURBISHED WORKSHOP / TRADE COUNTER UNIT WITH MEZZANINE STORAGE AREA ON THE EDGE OF TOWN

Approx. 144.7 sq.m (1,557 sq.ft) on the Ground Floor with First Floor Office  
of 24.3 sq.m (262 sq.ft) so totalling some 169 sq.m (1,819 sq.ft)

**2B BURKE ROAD, TOTNES, DEVON, TQ9 5XL**



These well-located premises offer a Ground Floor Warehouse / Workshop premises with reception area and office plus a further first floor Office. To the side is a car parking area with allocated parking for 2 cars with an additional space at the front, plus to the rear is a useful Yard area for outside storage etc.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

The premises are located in a prominent location just off the main spine road running through the sought after Babbage Road trading estate on the edge of Totnes. Babbage Road is conveniently located on the edge of the town 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 and its Ferry Port to Northern France and Spain.

The premises are currently occupied and fitted as a Canine Hydrotherapy centre with exercise pool etc, which will be removed and the premises returned to their original configuration. The photos below reflect the space prior to this fit out. The premises have had overhead LED lighting installed in the workshop. To the rear is a useful yard area making the unit ideally suited to a variety of potential users including Warehousing, Manufacturing or a Trade Counter or Mail-order user, subject to the necessary consents.

#### ACCOMMODATION

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



(Agents Note - The above photograph was taken prior to the current tenants fit out works, and is how the premises will be returned prior to completion.

**Workshop** **14.17m x 10.19m (46'6" x 33'5") max**  
Roller shutter door to front offering good vehicular access or a part glazed pedestrian door into the Office area. Windows to rear and side elevation offering good natural light. A further roller shutter door at the rear of this area leads to the rear yard area with gates to the shared parking courtyard. Constructed within is a ....

**Toilet**  
Low level WC suite with wash hand basin.

**Office No 1** **3.93m x 2.74m (12'10" x 8'11") max**  
Half glazed door to Burke Road. Power and light as fitted.

**Office No 2** **3.94m x 3.62m (12'11" x 11'10") max**  
Window to front. Power and light as fitted.

#### FIRST FLOOR

Stairs from the ground floor workshop area lead up to ....

**Office / Store 2** **6.27m x 3.88m (20'7" x 12'9") max**  
Office / Storage room with window to the front. Strip lighting and power as fitted.

#### EXTERNALLY

The premises have 2 car parking spaces to the side courtyard area plus the potential to park one car to the front. To the rear is a Yard area with sliding door giving vehicular access plus gates to a shared parking area and access to Burke Road.



#### BUSINESS RATES

Rateable Value: - £11,500 (2023 valuation)

We understand that a reduction of up to 100% could be available for the premises under the Small Business Rates Relief Scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at South Hams District Council on 01803 861234.

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### RENT AND TENURE

A rent of £12,950 pax is sought for this well located unit by way of a new 6 year FRI lease with an upwards only rent review at the end of the third year. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

### VAT

VAT is payable on the rent.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for the premises a copy of which is shown below. A full copy is available to download from the web site. The rating is: E 101

### SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises.

### 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 (0452)



FAO. Tony Noon  
Tel. 01392 691007  
Mob. 07831 273148  
Email. tn@noonroberts.co.uk  
Web. www.noonroberts.co.uk



27/09/2024, 15:49 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

2b Burke Road TOTNES TQ9 5XL	Energy rating <b>E</b>	Valid until: 6 May 2028 Certificate number: 0990-0438-2899-5505-0006
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Property type: B1 Offices and Workshop businesses  
Total floor area: 221 square metres

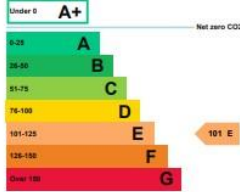
#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



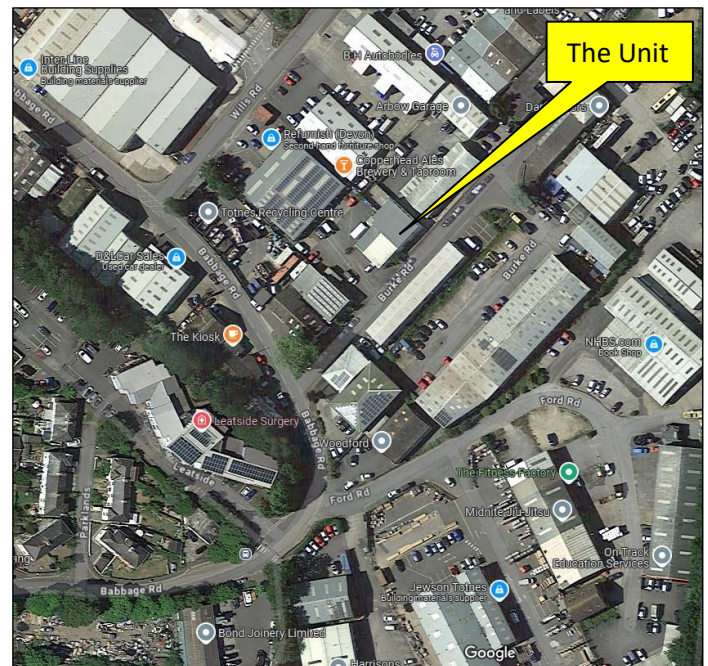
Under 8	A+
9-23	A
24-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

101 E

#### How this property compares to others

Properties similar to this one could have ratings:

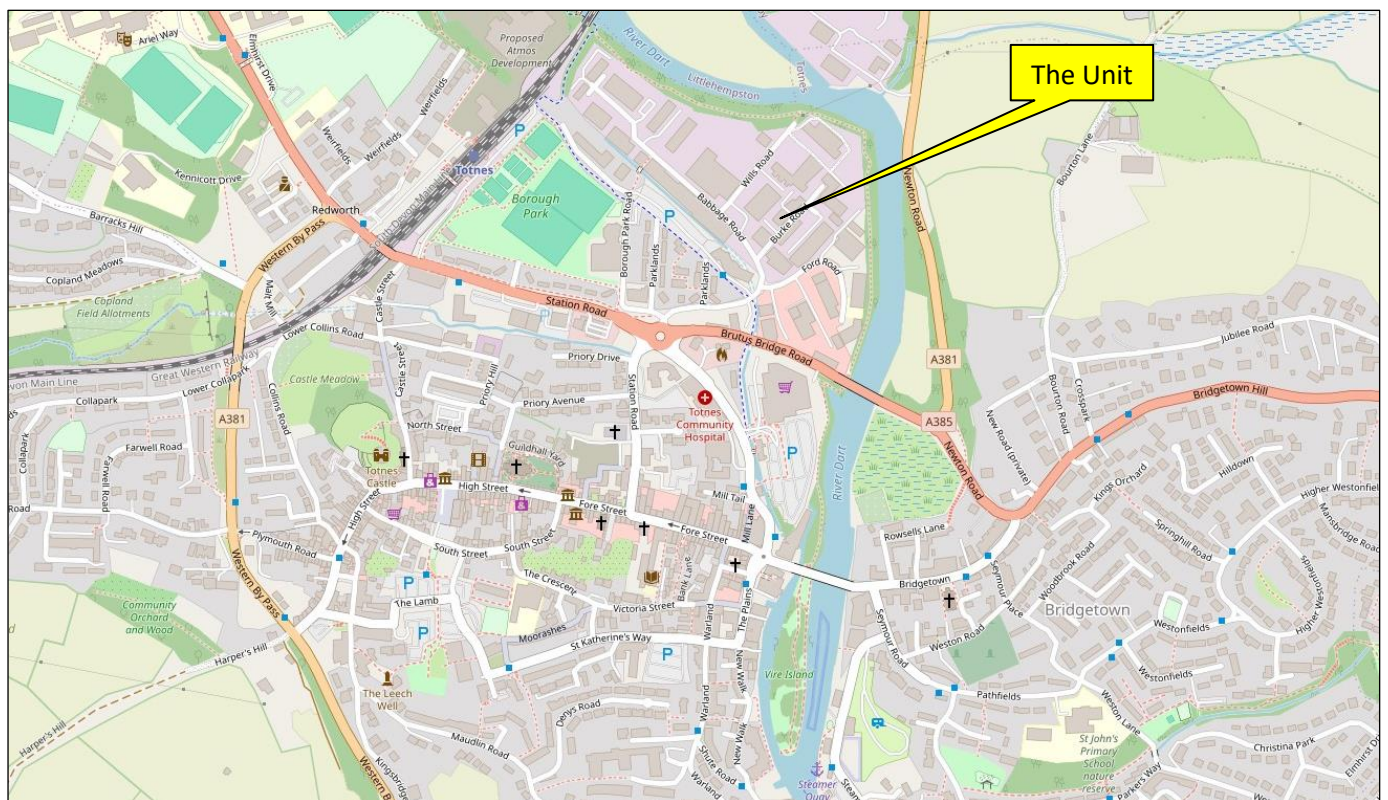
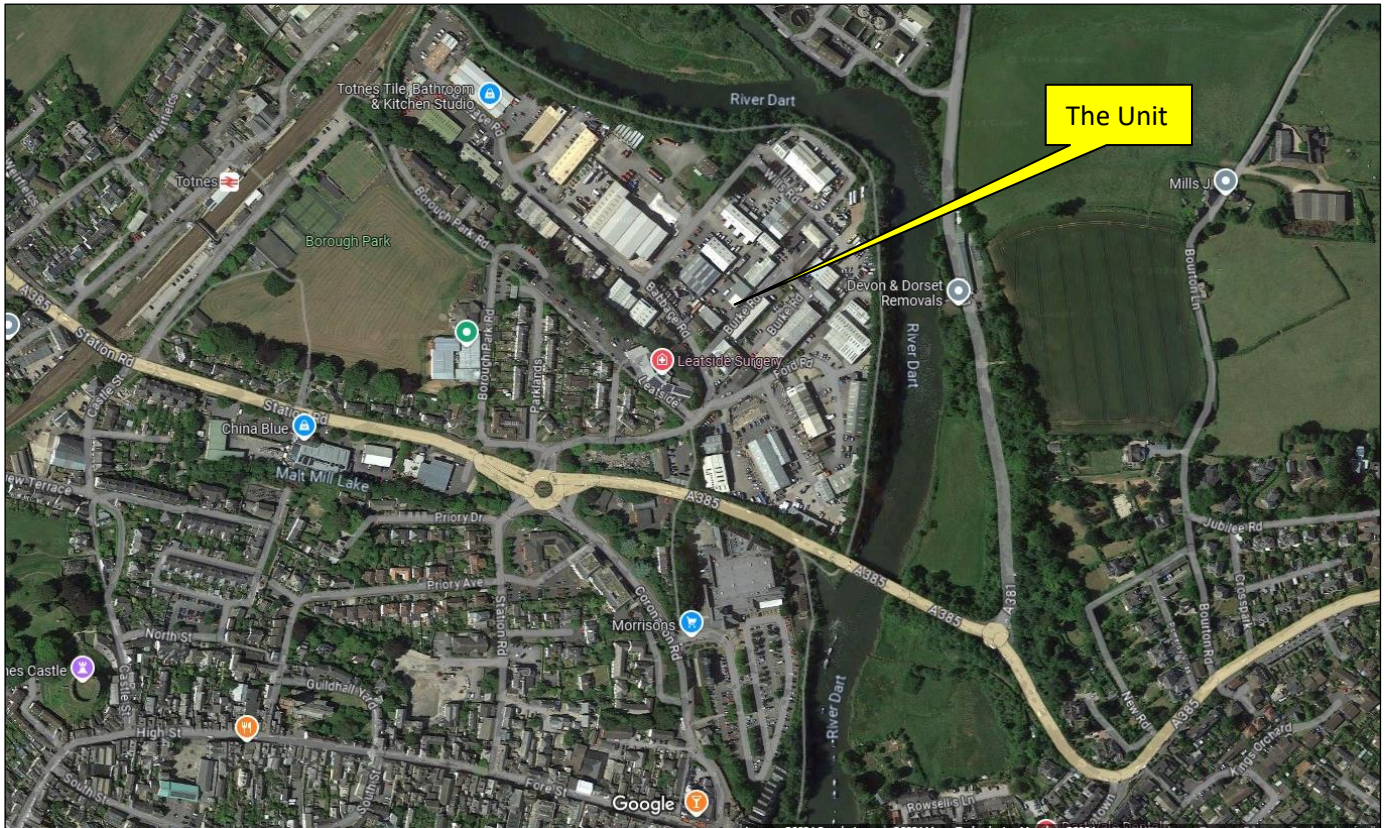
If newly built	30 B
If typical of the existing stock	88 D



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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.