

INDUSTRIAL
OFFICE
RETAIL

On the instructions of **DUCHY of CORNWALL**



TO LET

SMALL WORKSHOP / OFFICE / PRODUCTION UNIT WITH AMPLE CAR PARKING

Workshop of Approx. 37 sq.m (398 sq.ft) together with ample car parking

UNIT 1 HALTHAIES WORKSHOPS, BRADNINCH, NEAR EXETER, DEVON, EX5 4LQ



Acting on behalf of the Duchy of Cornwall we are delighted to be able to offer the opportunity to rent a small and flexible Industrial / Production Unit Office unit in this lovely rural setting with parking and available on a flexible Small Business tenancy agreement. The premises have recently been used for food production, but would suit a variety of potential users subject to any necessary consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



DUCHY of CORNWALL

TO LET

Unit 1 Halthaies Workshops, Bradninch, Devon EX5 4LQ

Available on a contracted out small business tenancy



Opportunity to rent a versatile unit totalling approx. 37 m²
with scope for a variety of uses.

Available now / Deposit £1,125 / No Admin Fee
Rent: £4,500 + VAT per annum

Enquiries to Duchy of Cornwall Office, Princetown, Yelverton, Devon, PL20 6QF
Telephone: 01822 890205 or E-mail: akelly@duchyofcornwall.org

LOCATION

Situated within approximately three miles of the M5 motorway at Junction 28 while Exeter is 5 miles to the south.

THE UNIT

Halthaies Business Units are a group of former rural workshop units converted into small office units clustered around a shared parking area. They provide a pleasant and secluded rural location with ample parking.

Unit 1 is comprised of two rooms (one of which has been used as a bakery) plus reception/office area, a kitchenette and disabled WC. The suite has an approximate net internal area of 37m².

SERVICES

A contribution towards the cost of external grounds maintenance, external lighting, water and emptying of the shared septic tank will be levied by the landlord.

LOCAL AUTHORITY

Mid Devon District Council

Business rateable value £2,950 (April 2023 – present)

VIEWING

The premises will be available for viewing, by appointment, through the Duchy of Cornwall office, Princetown.

PROPOSED TERMS OF LETTING

1. The premises is offered on a small business tenancy contracted out of the provisions of s24-28 of the Landlord and Tenant Act 1954 for an initial period of one year. A longer term may be negotiated and expressions of interest should be made to the Duchy when applying.
2. **Use:** The property will be let for commercial purposes. Applicants should discuss the intended use with the Duchy.
3. **Tenancy Agreement:** The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition.
4. Rent will be subject to an open market review every three years.
5. **Rent and Deposit:** The rent is to be in the region of £4,500 per annum plus VAT payable quarterly in advance by standing order. The Landlord will retain a refundable deposit of one quarter's rent against damages and arrears of rent.
6. **Utilities:** The tenant will be responsible for paying all outgoings, including business rates (if any) and utility bills.
7. **Insurance:** The Landlord will be responsible for the buildings insurance, and the tenant will be responsible for the contents (if required).

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APPLICATIONS

If after viewing the premises, you wish to apply for the tenancy you will be provided with the relevant forms to complete and return to The Duchy of Cornwall, Princetown, Yelverton, Devon, PL20 6QF. Incomplete applications will not be considered.

Should an applicant be shortlisted an advanced credit check will be undertaken and two references will be required from a landlord, employer or character reference.

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted by the Duchy for costs incurred by those making applications for the property, which prove not to be successful. The Duchy of Cornwall gives notice that:

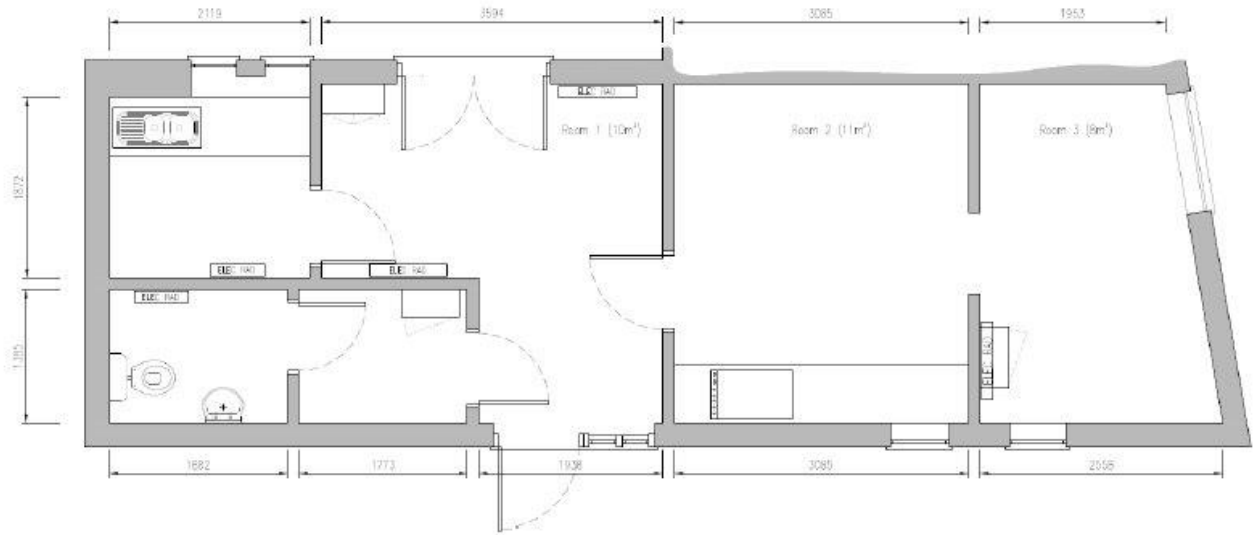
- i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- iii) No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.



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Floor plan not to scale.



VIEWING

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

Ref (0830)



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Mob. **07831 273148**

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk