

TO LET

A SUBSTANTIAL FORMER AGRICULTURAL BARN SUITABLE FOR BASIC STORAGE

Storage Barn of 363 sq.m (3,906 sq.ft) with parking to the front

**FORD FARM, MAMHEAD ROAD, KENTON
EXETER, DEVON, EX6 8LY**



An opportunity to acquire a new lease of this substantial former Agricultural Barn suitable for a continued Agricultural use or basic Storage, subject to any necessary consents. To the front of the premises is a concreted parking and loading area. Access to the barn is through Kenton village, and so not suitable for Artic size vehicles.

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SITUATION AND DESCRIPTION

The premises are located on the edge of the village of Kenton, with access to the main A379 Exeter to Dawlish Road. The Barn forms part of the Powderham Estate and is now surplus to requirements for the Farm. The Barn is located on the edge of the popular village of Kenton, with easy access to Dawlish on the coast (approx. 8 miles distant) and the City of Exeter which is the County town of Devon, and links with J30 of the M5 Motorway (approx. 7 miles distant).

The premises have been used for grain and agricultural storage in the past, and are suitable for a continued agricultural storage use or for an agricultural contractor to store machinery, or possibly another basic storage use subject to any necessary consents. The premises benefit from a concrete floor and a wide access door providing good vehicular access.

ACCOMMODATION

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

Storage Building 27.28m x 13.30m (89'6" x 43'7") max

Wide entrance door at the front of the unit off a concreted loading area. Concrete floor. Translucent roof lights. Power to be installed by the landlords if required.



EXTERNALLY

To the front of the property is a concreted parking / loading area.

RENT AND TENURE

A rent of £12,000 per annum is sought for a new 3 or 6 year lease on a "leave it as you find it" basis. The lease will be contracted outside of the Landlord and Tenant Act. A 3 months rent deposit may also be required.

AGENTS NOTE

The building is of a basic construction, and is therefore only suitable for storage. If a tenant wished to make some improvements, the landlords may consider a phased rent for the first 3 years to assist with the costs. Full details on request.

ENERGY PERFORMANCE CERTIFICATE

We understand as this is a basic unheated Agricultural Barn a commercial EPC is not required.

RATES

Rateable Value: - To be assessed

We understand the property is currently rated as part of a larger assessment. The Estate have agreed to have the building re-assessed once a tenant takes occupation so that they may be able to qualify for the Small Business Rate Relief scheme.

SERVICES

We understand that the landlords are prepared to provide a mains electrical and water connection to the premises if required.

LEGAL COSTS

The landlords will require a contribution of £395 towards their legal and administrative costs for setting up the new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0897)



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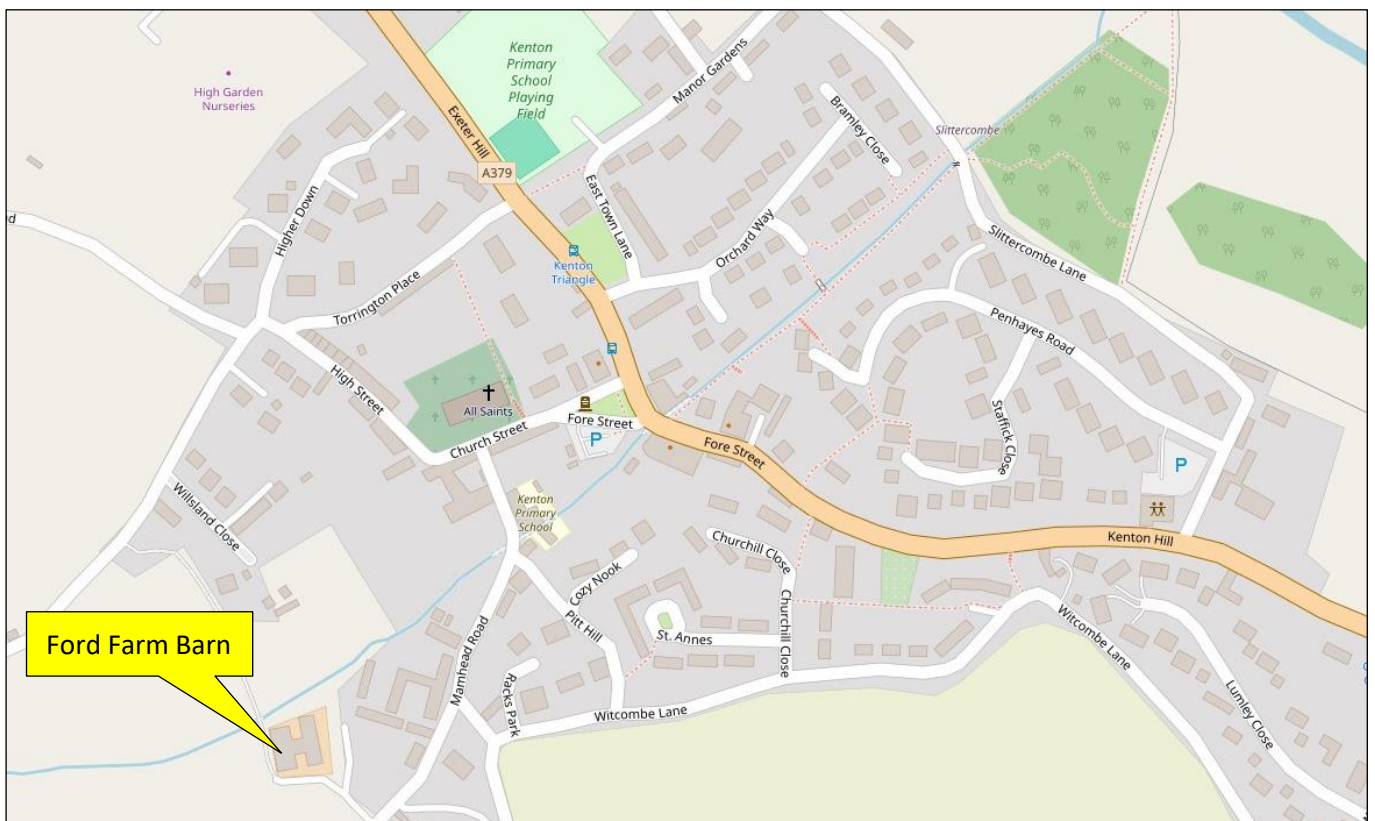
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.