

TO LET

LIGHT INDUSTRIAL / TRADE COUNTER UNIT IN CONVENIENT AND SOUGHT AFTER LOCATION

Approx. 88 sq.m (947 sq.ft) with 2 Reserved Car Parking Spaces

**UNIT 7 WESTERN UNITS, POTTERY ROAD
BOVEY TRACEY, NEWTON ABBOT
DEVON, TQ13 9JJ**



The unit comprises an end terraced Industrial / Warehouse or Trade Counter unit, with allocated car parking in a very convenient and sought after location in Pottery Road, Bovey Tracey, just 2 miles from the A38 dual carriageway and a mile from the Town. The premises would be suitable for a variety of potential uses.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The Western Units are situated just off of Pottery Road in a well-established commercial area of Bovey Tracey. The unit is located just over 2 miles from the A38 Devon Expressway and approximately 15 miles from Exeter and the start of the M5 motorway network. This ease of communications make the premises ideal for a business wishing to easily reach the whole of the Devon area and also provide excellent communications to Bristol, London and the country's national motorway network.

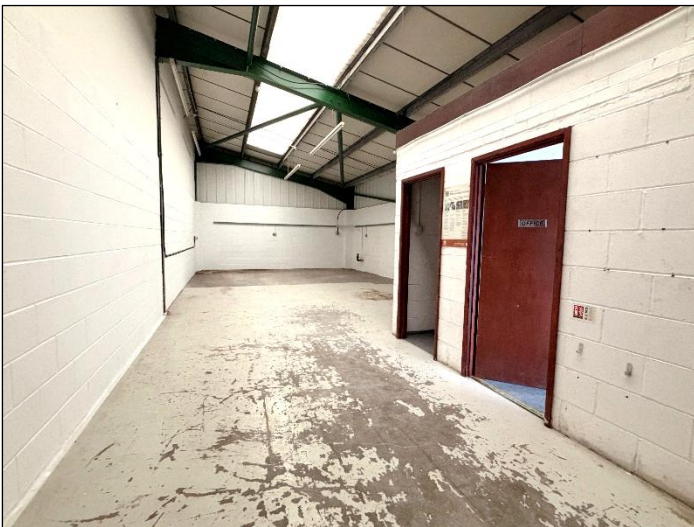
Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles. The unit would suit a variety of different users, subject to the usual consents, including industrial, light manufacture, warehousing or a trade counter use.

ACCOMMODATION

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

Workshop **14.4m x 6.08m (47'5" x 19'11") max**

The unit is accessed either via a full height roller shutter door providing good vehicular access or a glazed pedestrian door into the office. Lighting and power points as fitted. Concrete floor. Stainless steel sink with drainer and cupboards under.



Office

4.47m x 2.90m (14'8" x 9'6") max

Window to the front adjoining glazed door to car park area. Strip lights and power points in wall mounted trunking as fitted.

Toilet

Low level w/c suite, wash basin and electric over sink water heater.

EXTERNALLY

To the front of the unit is a loading and unloading area with reserved car parking for 2 cars.

LEASE

A rent of £8,950 per annum is sought for a new 6 year FRI lease with an upwards only rent review at the end of the third year. A tenant only break clause is also available at the end of the third year if required with 6 months prior written notice.

RATES

Rateable Value: - £8,300 (2026 Valuation List)

We understand that qualifying business could benefit from a rate reduction of up to 100% under the Small Business Rate Relief Scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT is required towards the Landlord's legal costs, including abortive costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below. A full version is available to download from the web site. The rating is: - E 122.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0326)



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Mob. 07831 273148

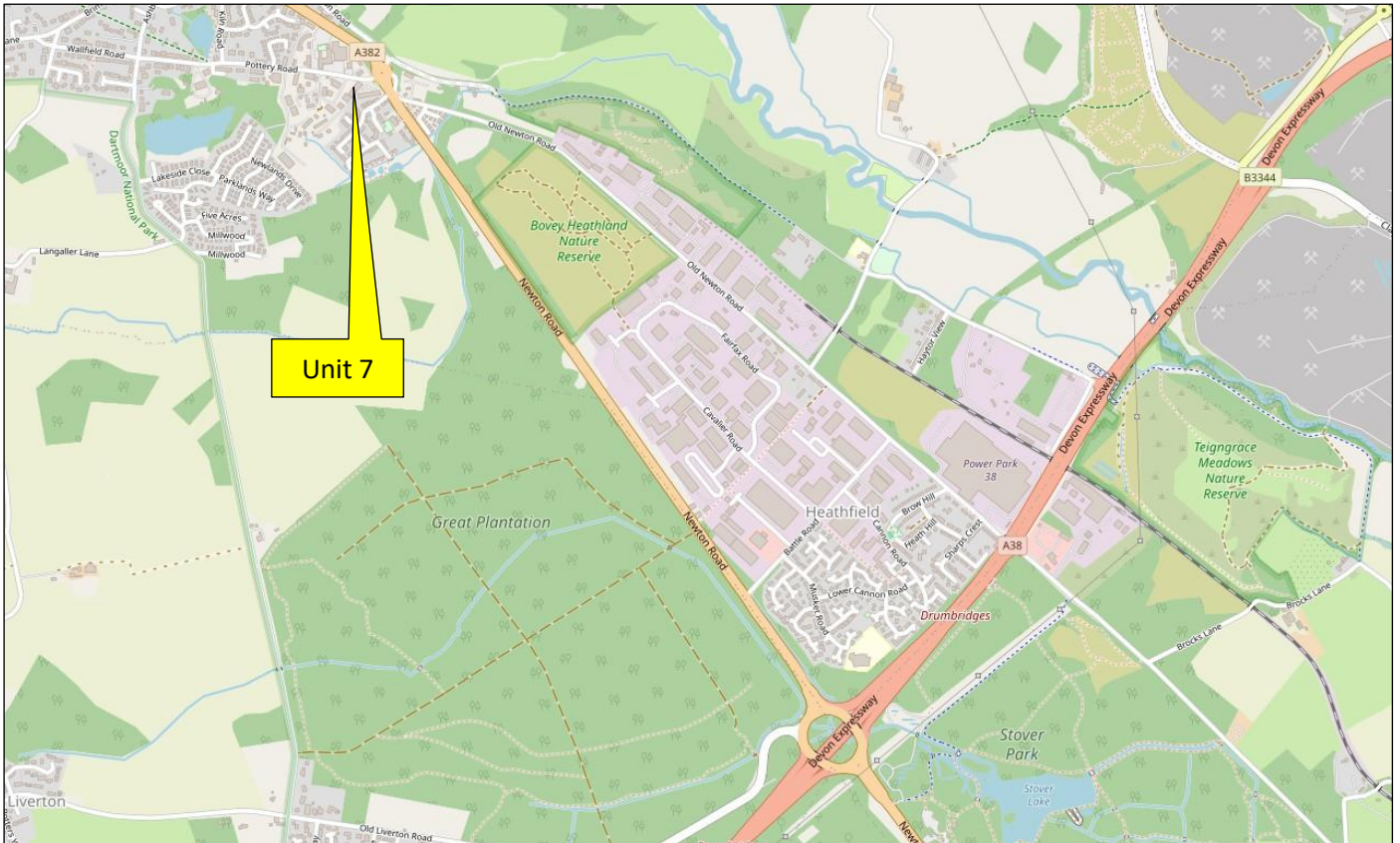
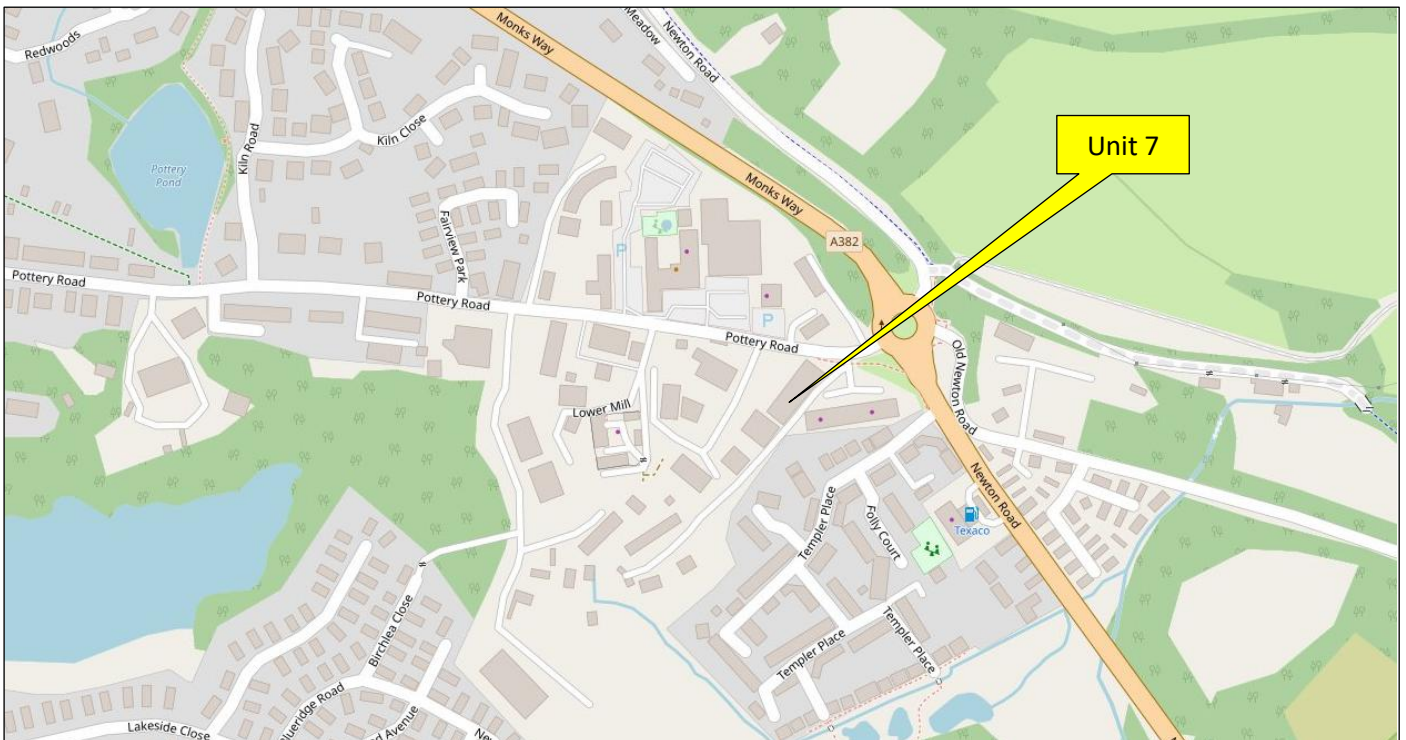
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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