

PEPPER

Commercial

FOR SALE

BUSINESS UNIT

UNIT 7, KINGFISHER COURT
PINHOE
EXETER, DEVON
EX4 8JN



**Approximately 65.88 sq.m. (709 sq.ft.)
plus, mezzanine 37.44 sq.m. (403 sq.ft)**

Ref 0153

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

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C o m m e r c i a l

DESCRIPTION & LOCATION

Kingfisher Court comprises a development of small units of various specifications and sizes. The individual units share a common access and yard areas within which there is allocated parking.

The property forms part of the Pinhoe Trading Estate approximately 2 miles West of the City centre and directly behind the new Lidl Food store just being constructed.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	10.31 m.	33'10"
Unit width	6.39 m.	20'11"
TOTAL	65.88 sq.m.	709 sq.ft.
Mezzanine level	37.44 sq.m.	403 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- 2 allocated parking bays
- HGV Loading door with separate pedestrian access.
- Mezzanine level.
- Flexible accommodation.

TENURE

The unit is held by way of a 125-year lease from 1st January 1989 at a ground rental of £100 p.a.

PRICE

£125,000 for the long leasehold interest.

VAT

All figures quoted are plus VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed with the following energy rating E.

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

RATES

We have gained the following information via the Valuation Office Web site:

Rateable Value £4,850

Rates Payable £2,420 p.a. (x 0.499 2022/3)

Small business rate relief is available to properties under the rateable value of £15,000.

YOU ARE ADVISED TO CHECK: [Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](#)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of
Adam Parsons 07808 473248

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C o m m e r c i a l

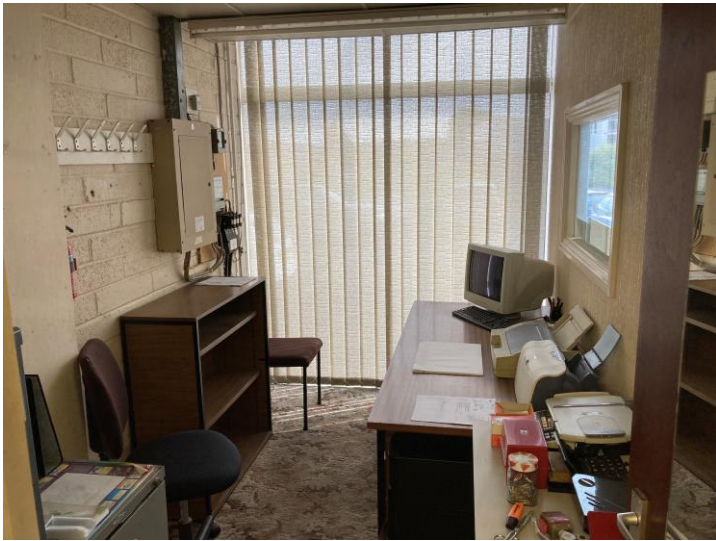
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