

PEPPER

Commercial

TO LET

**Diggerland Compound
Verbeer Manor
Willand
Cullompton
EX15 2PE**



**Open Storage compound
0.2796 Hectares (0.69 acres)**

Reference 163

01392 874209

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

LOCATION & DESCRIPTION

The location is some 20 miles North of Exeter on the M5 Motorway, 65 miles South of Bristol and can be accessed via junction 28 some 2 miles South of the location. The site is reached via a private road off the B3181 that runs North from Cullompton to Willand that is approximately 1 mile North of the location.

The Verbeer Manor is a Circa 16th century listed grade II Manor house that has been used more recently as a night club until closed in the 1990's. The property has been further developed into the successful Diggerland Visitor attraction. The former maintenance compound is now surplus to requirements and available to let.

The subject compound comprises a recently vacated gently sloping site with gated access off the main entrance to the property. The fencing is 2.4-meter-high galvanised steel palisade throughout. Services are available to the site via sub meters and the compound is cabled for CCTV.

AREA

	Metric	Imperial.
Length	54.2m	177'10"
Width	51.6m	169'3"
TOTAL	0.279 Hectares	0.69 acres

PRINCIPLE FEATURES INCLUDE

- Gated & fenced secure compound.
- Rolled hardcore surface.
- Separate water connection (sub meter)
- Separate electricity supply (sub meter)

TERMS

The entire property is available to let on a short flexible arrangement to suit occupiers needs.

RENT

An ingoing rental of £1.00 p.s.f. (£30,000 p.a.)

VAT

All figures are plus VAT where chargeable.

BUSINESS RATES

We have gained the following information from the Valuation Office web site:

Rateable Value:

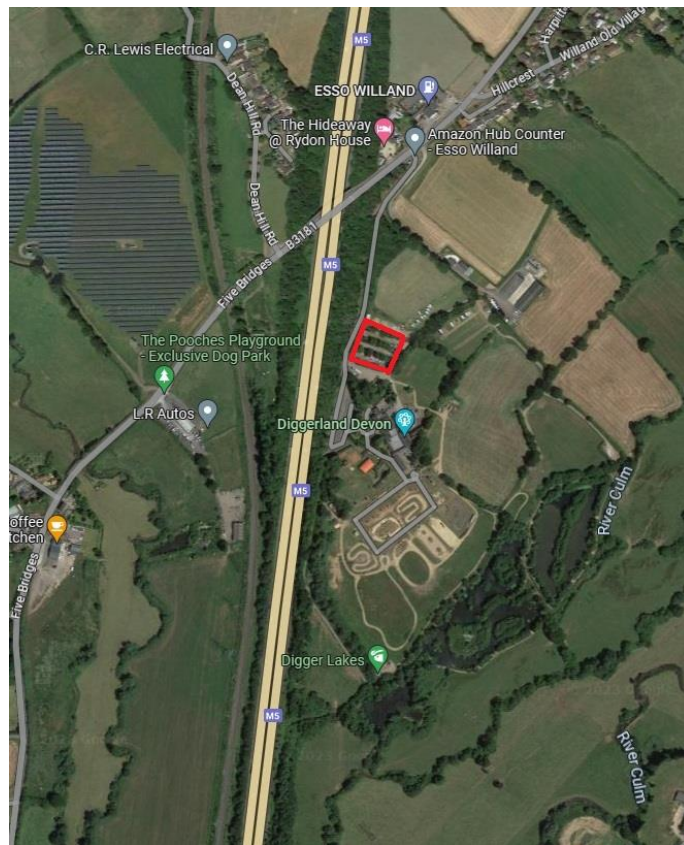
Rates Payable: (2023/4 x 49.9p)

YOU ARE ADVISED TO CHECK

www.voa.gov.uk

LEGAL COSTS

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



VIEWING

The site can be viewed strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248

Contact: Adam Parsons
ap@peppercommercial.co.uk
07808 473248

Tel: 01392 874209 Web: www.peppercommercial.co.uk
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