

PEPPER

Commercial

FOR SALE

INDUSTRIAL WAREHOUSE UNIT

Approximately 69.15 sq.m. (744 sq.ft.)

**UNIT B3 FLIGHTWAY BUSINESS PARK
DUNKESWELL
HONITON
EX14 4PF**



Ref 167

01392 874209

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

SITUATION AND DESCRIPTION

The property forms part of the now well established Dunkeswell Business Park, just outside the village of Dunkeswell, approximately 6 miles North of Honiton. The M5 motorway is accessed at junction 28 (Cullompton) or at junction 26 (Wellington)

The property comprises a mid-terraced steel portal framed warehouse / business unit. The roof is apexed and covered with profile sheet steel and incorporates translucent panels. The elevations are fully clad with the front incorporating a full height vehicle access door and separate pedestrian access. Internally there is a single office and disabled WC cubicle, the present owner has installed a mezzanine level with pallet racking which may be available subject to separate negotiation.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	11.94 m.	39'2"
Unit width	5.79 m.	19'
TOTAL	69.15 m2	744 ft2

TO BUY

The freehold is available for £85,000 this includes the racking shown.

SERVICES

All mains' services are available except gas.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a D (93) rating.

LEGAL COSTS

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

VAT

We are informed that VAT is not payable **YOU ARE ADVISED TO CHECK**

SERVICE CHARGE

There is an annual service charge for the maintenance of the entire estate including roads and communal areas. The charge for the year ending December 2024 was £360.00.

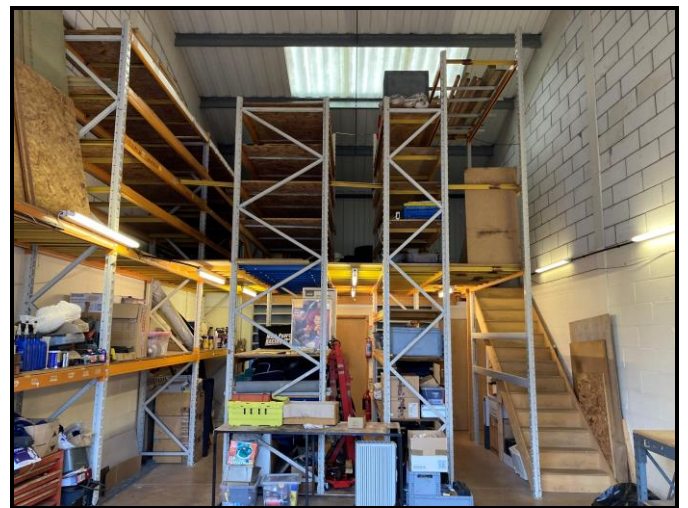
RATES

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

Rateable Value: £6,500

Rates payable: The VOA web site states that if this is your only business property you will not pay business rates

www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief **YOU ARE ADVISED TO CHECK**



VIEWING

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

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