

PEPPER

C o m m e r c i a l

TO LET BUSINESS UNIT

Unit 6
29-31 Leat Street
TIVERTON
EX16 5LG



199.39 sq.m. (2,146 sq.ft.)

Ref 182

01392 874209

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

SITUATION AND DESCRIPTION

The town has excellent communications being located close to junction 27 of the M5 motorway which leads to Bristol to the north and Exeter to the south. Tiverton Parkway station provides frequent services to London Paddington and Bristol Parkway with the fastest journey time of 2 hours and 50 minutes respectively.

The property is located on Leat Street, (behind Mid Devon Car Sales on the frontage) just a short distance from the town centre and opposite Heathcote Fabrics Limited.

The premises, formerly Hardacres Garages comprises part of a series of buildings and workshops that share a common service area, Soundys Tyre Services are an adjacent occupier. Parking is allocated alongside the building and there is ample turning and curtilage.

ACCOMMODATION

Brief details of the accommodation with approximate Gross Internal areas are as follows:-

	Metric m2	Imperial Sq.ft.
Workshop depth	9.08	29'9"
Workshop width	16.03	52'7"
Total	145.55	1,567
MOT Bay depth	9.16	31'6"
MOT Bay width	5.6	18'4"
Total	53.84	580
TOTAL	199.39	2,146

PRINCIPLE FEATURES INCLUDE

- Open Workshop Accommodation
- Designated parking spaces
- Access & turning
- 3 bay workshop roller shutters & MOT Bay
- Internal office

LEASE

A 6-year lease is offered with a mid-term open market rent review.

RENT

The ingoing rent to be £19,500 p.a.

LEGAL COSTS

Each party are to bear their own legal costs in any transaction

RATES

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

Unit

Rateable Value: £13,500

Rates payable: £6,736 (x49.9p 25/26)

The property may qualify for small business rate relief [Business rates relief: Small business rate relief - GOV.UK](#)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a D rating

VAT

We are informed that VAT is not payable on this property.

VIEWING

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

Adam Parsons 07808 473248

PEPPER

Commercial

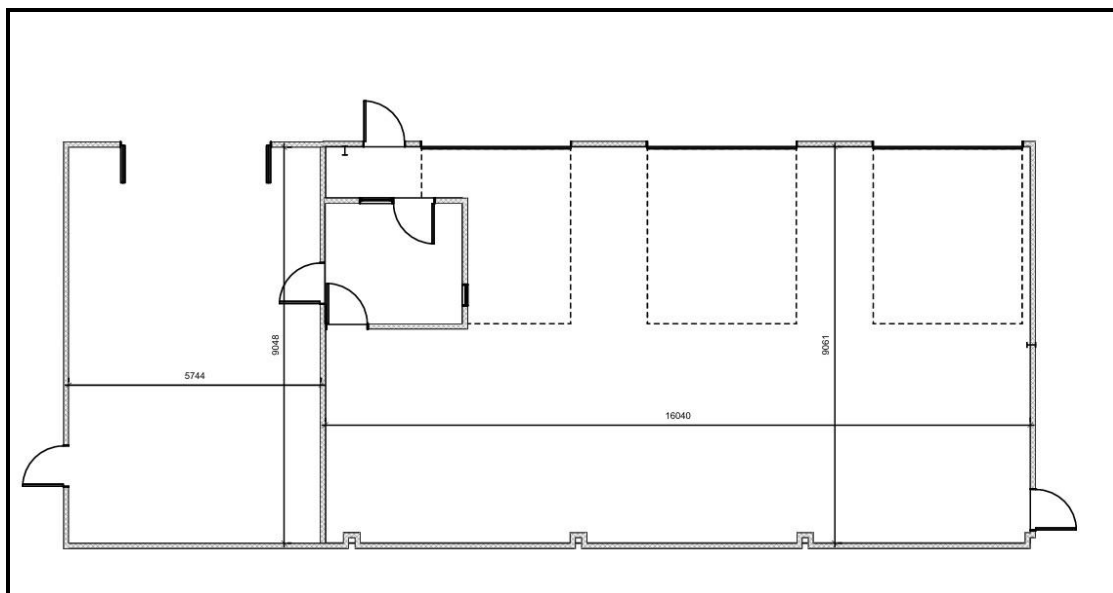
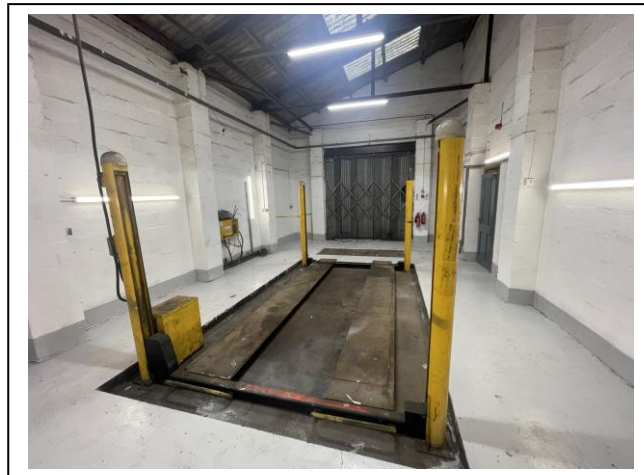
ap@peppercommercial.co.uk

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