

HUDSON & Co.

SOUTH HAMS

MODERN COMMERCIAL UNIT

316 sq. ft - 1,473 sq.ft



Unit 3 Woolston Yard Loddiswell Kingsbridge TQ7 4DU

****Quiet Rural Position close to A38****

****Modern, Well Appointed Premises / Might Split****

****Yard and Ample Parking****

****Adj. occupiers include GR Fine Foods and Orpago Furniture****

****Flexible Terms / Competitive Rental ****

****Two Loading Doors / Small Mezzanine****

TO LET

01392 477497 / 01548 831313

Unit 3 Woolston Yard, Loddiswell, Kingsbridge, TQ7 4DU

LOCATION: Woolston Yard lies just north of Loddiswell, off the B3196 that links the A38 (6 miles) with Kingsbridge to the south. The location offers a quiet rural position in the heart of the South Hams where businesses have been established for some time. Adjoining occupiers include GR Fine Foods and Orpago Furniture Makers.

DESCRIPTION: The Property forms part of a long-established estate covering a site area of approx. 1 acre and comprising of 4 units. Unit 3 is located at the end of a terrace of 3 units, and is of single storey construction, incorporating a small mezzanine to the rear, and incorporating two good sized roller shutter loading doors to the front elevation. To the back of the property there is an additional workshop / store with a small loading door opening onto a useful yard. The unit is of steel portal frame construction with block-work walls, steel profile cladding under a pitched roof.

ACCOMMODATION: The accommodation offers useful space that will suit a variety of uses encompassing storage and manufacture, and that comprises of the following approximate areas:

Ground Floor

Main Workshop: **103.22 sq. m** **1,110 sq. ft**

Rear Workshop: **29.45 sq. m** **317 sq. ft**

First Floor

Mezzanine: **23.58 sq. m** **253 sq. ft**

Yard: **185.87 sq. m** **2,000 sq. ft**

Our clients would give consideration to a split of the yard or the rear workshop from the main unit. Full details on application. All areas are approximate

SERVICES: We are advised that mains water, and electricity (3-phase) are connected. Private drainage to the estate septic tank

RATES: ***Assessed as Workshop & Premises Rateable Value: £7,600***

Single unit occupiers are entitled to small business rates relief, which could mean nil rates for this unit after the 1st April 2017. Prospective tenants should verify their liability with the local rating authority, South Hams District Council.

PLANNING: The unit has been used as a motor workshop premises, and currently used for manufacturing, on an estate where B1 & B8 uses have been consented. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes. Tel. 01803 861234

EPC: Energy Performance Asset Rating D

TERMS: The unit is available To Let on a new FRI lease for a length of term to be agreed. Full details on application. A service charge is payable to cover private drainage, maintenance of common areas etc.

VAT: The rent is subject to Vat on this unit.

LEGAL COSTS: The incoming tenant to pay a contribution towards the Landlord's legal costs.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Letting Agents:

HUDSON & Co. Contact: **DAVID EDWARDS / SUE PENROSE**
Tel: **01392 477 497 / 01548 831 313** / Email: info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

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