

HUDSON & Co

Studio / Workshop / Office

64.10 sq.m 690 sq.ft

Unit 2 Torr Hill Park

Nr Kingsbridge



Unit 2 Torr Hill Park, Torr Quarry Trading Estate

Kingsbridge Devon TQ9 7QQ

****Newly refurbished unit close to entrance to estate****

****Suit workshop / storage / studio / office use****

****Flexible terms / Competitive Rental****

****3 Parking Spaces****

TO LET

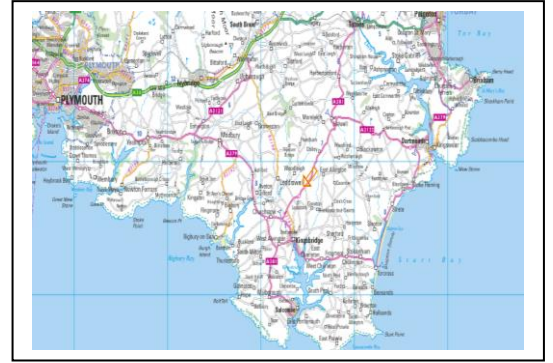
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Unit 2 Torr Hill Park, Torr Quarry Trading Estate Kingsbridge TQ9 7QQ

LOCATION: The property is situated on Torr Hill Park on the popular Torr Quarry Industrial Estate, which is situated in the South Hams district of Devon, just off the A381, approximately 4 miles north of Kingsbridge and 10 miles south west of Totnes. Occupiers include South Hams Recycling, Nicholas Rowell Transport, Wills Marine, Western Power and J B Haulage.

DESCRIPTION: A rare opportunity to acquire a small business unit in the South Hams, ideally suited to studio / office / light workshop or storage use.

Unit 3 is located at the front of the site, adjacent Wills Marine, and forming an area of approximately **64.10 sq.m (690 sq.ft)**. The unit includes toilet and kitchenette facilities and has a double door access. Outside there are two allocated parking spaces.



SERVICES:

Mains water and electricity are connected. Drainage is via a septic tank.

RATING:

Assessed as: Workshop & Premises

Rateable Value: £5,600

We anticipate that the unit will be rated below the rates threshold and benefit from the current small business nil rates relief subject to the occupier meeting the requirements. Interested parties should address their enquiries to the local rating authority, South Hams District Council in Totnes.

PLANNING: The premises have been used for many years in association with workshops and storage use associated with the B1, B2 and B8 classifications of the Town & Country Planning Use Class Order. Prospective occupiers should check their proposed use and address their planning enquiries to the local planning authority, South Hams District Council Totnes Tel: 01803 861234.

TERMS: The unit is available on a new lease at a competitive rental and on flexible terms. Full details on application.

EPC: A copy of the EPC will be available upon request.

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

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment Through the Sole Agents:

HUDSON & Co.

Tel: 01548 831313 / 01392 497477

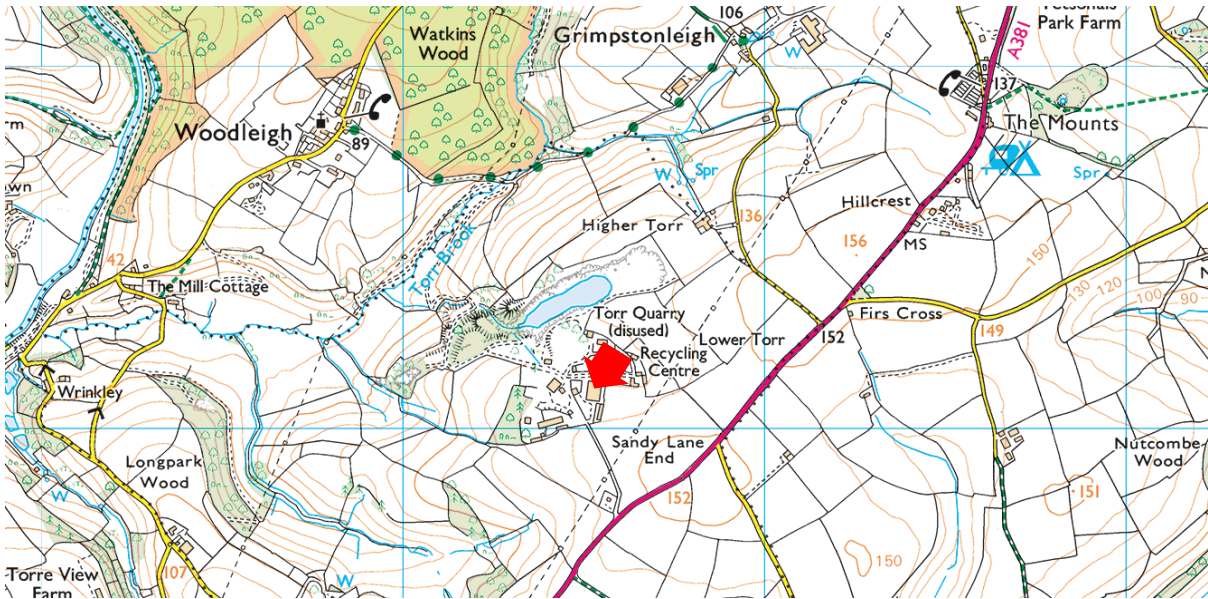
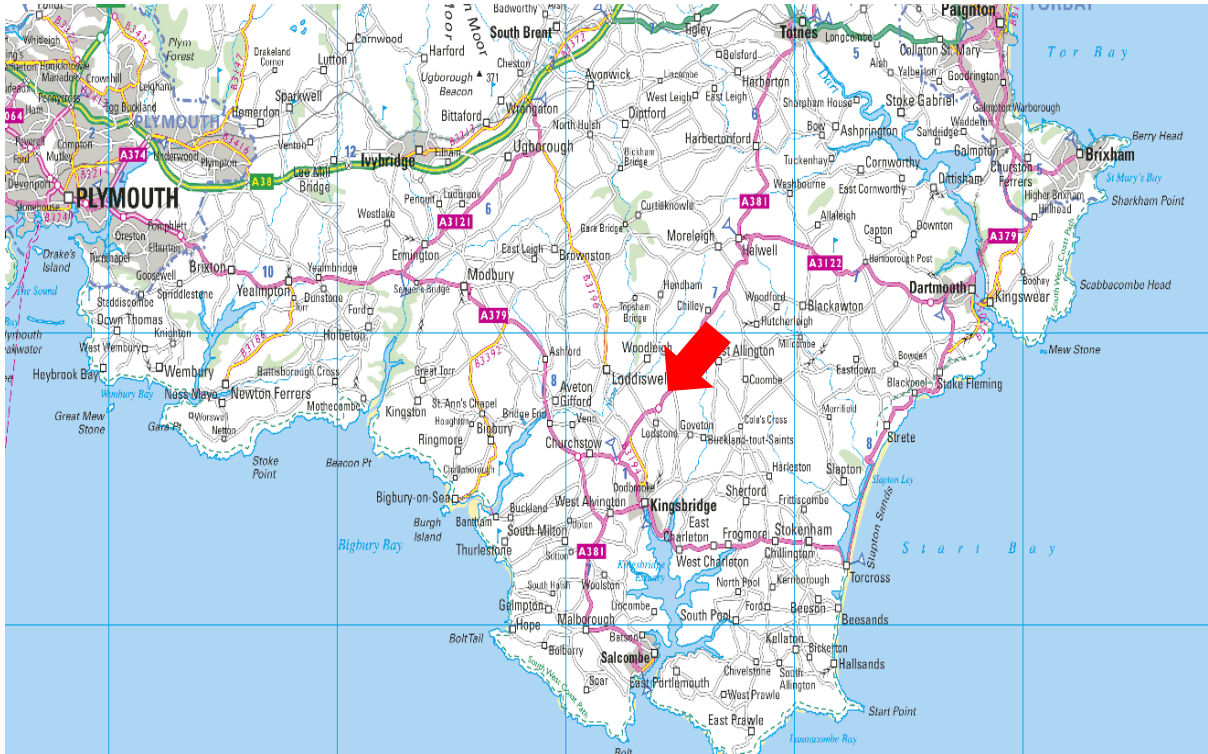
Contact: DAVID EDWARDS / SUE PENROSE

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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