

HUDSON & Co

SOUTH HAMS **MODERN COMMERCIAL UNIT** **1,137 – 2,424 sq. ft**



Unit 1 Woolston Yard Loddiswell Kingsbridge TQ7 4DU

- *Quiet Rural Position close to A38****
- *Modern, Well Appointed Premises currently fitted with Commercial Kitchen with sinks, worktops & chilled storage****
- *Yard and Ample Parking****
- *Adj. occupiers include GR Fine Foods and Orpago Furniture****
- *Flexible Terms / Competitive Rental ****
- *Potential to split accommodation floor by floor****
- *Suit Catering / Food operation & Currently used for natural endurance food production****

TO LET

01392 477497

Unit 1 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 1 forms an end of terrace, nearest the road entrance, and is of two storey construction, with a solid concrete first floor, and having vehicular access at both levels, each floor having a roller shutter loading door. The unit is of steel portal frame construction with block-work walls, steel profile cladding under a pitched roof.

ACCOMMODATION: The accommodation offers clean, well configured space that will suit various uses encompassing offices, storage and manufacture, and comprising of the following approximate areas:

Ground Floor (Roller door & pedestrian access)

Gross Area: 119.65 sq. m 1,287 sq. ft

includes:

Office 19.30 sq. m 207 sq. ft
Toilet with pedestal wash-hand basin,
hot water heater and wc

First Floor (Vehicular access via roller door at upper level)

Gross Area: 105.37 sq. m 1,137 sq. ft

includes:

Large Kitchen / Prep Area &
Store 9.77 sq. m 105 sq. ft



SERVICES: We are advised that mains water, and electricity (3-phase) are connected. Private drainage to the estate septic tank. An oil fired central heating system feeds radiators throughout the unit.

RATES: Assessed as Store & Premises:

Rateable Value: £13,000

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

PLANNING: The unit has been used for catering / food prep 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:

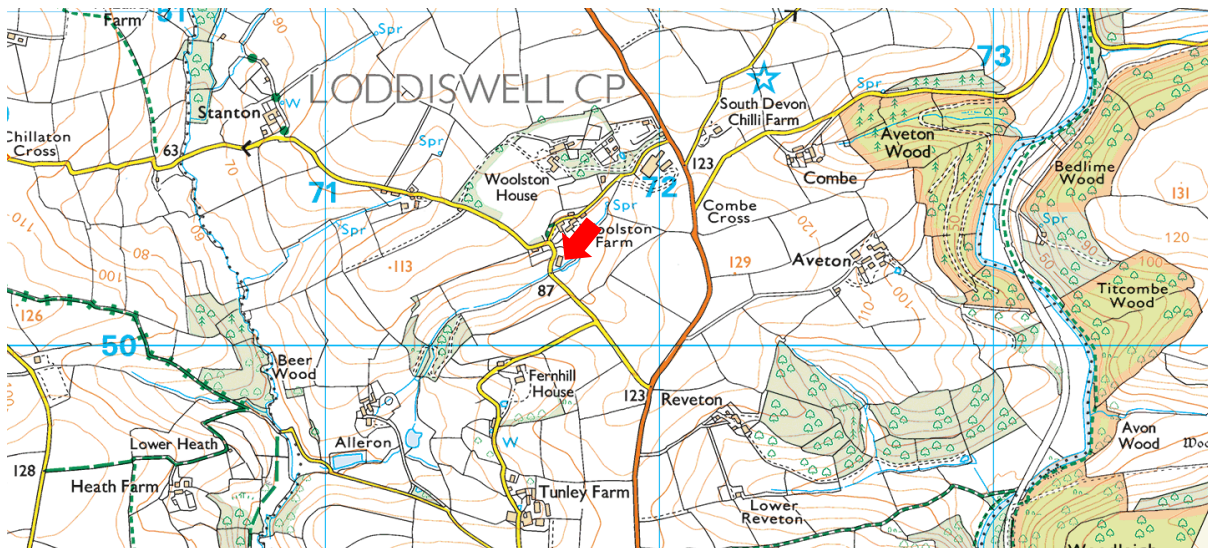
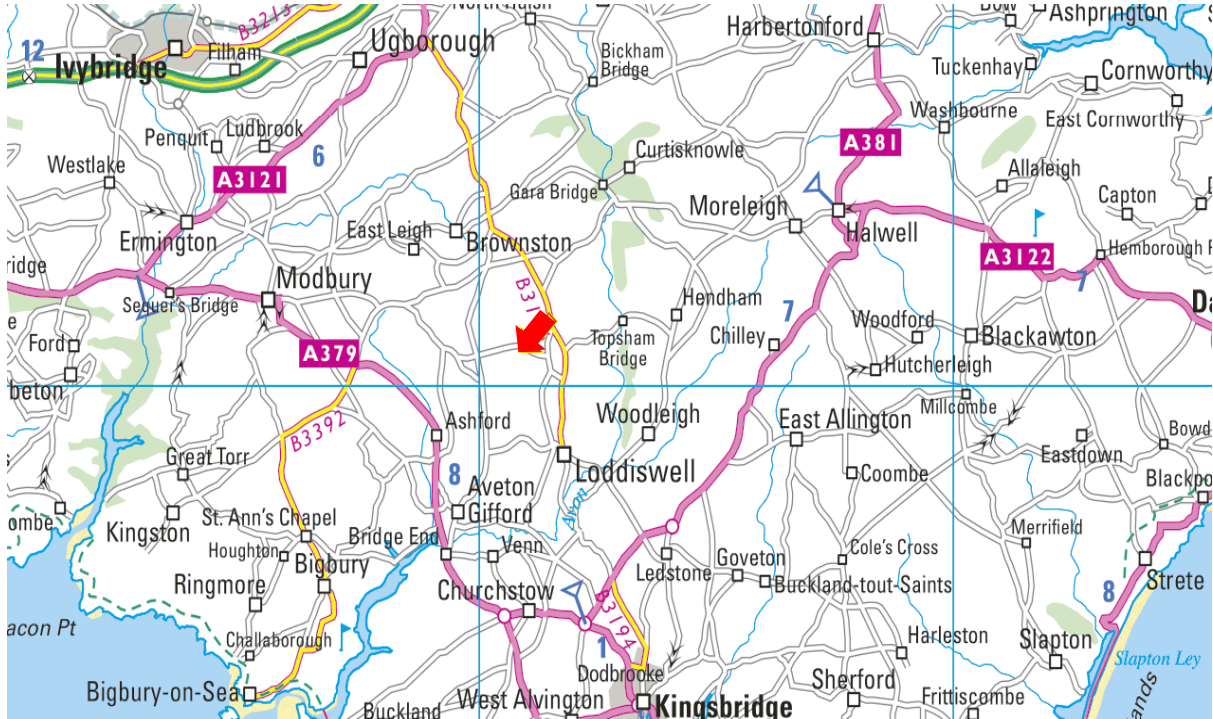
Strictly by prior appointment through the Sole Letting Agents:

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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