

# HUDSON & Co

## **WORKSHOP / WAREHOUSE** **Previously used as Showroom** **SOUTH HAMS**

**Gnd Floor: 44.89sq m 483sq ft**

**1st Floor: 42.29sq.m 455sq.ft**

**Plus Parking to front of unit**



***Unit 2c, South Hams Business Park, Churchstow,  
Nr, Kingsbridge Devon TQ7 3QH***

***\*Popular Trading Estate close to Kingsbridge\****

***\*Well-appointed unit with parking\****

***\*Suit a multitude of uses / Previously used as a Showroom\****

***\*Pleasant Environment close to attractive South Hams village\****

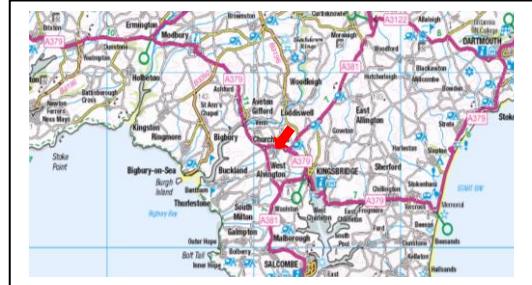
# **TO LET**

**01392 477497**

## ***Unit 2c, South Hams Business Park, Churchstow, Nr, Kingsbridge Devon TQ7 3QH***

**LOCATION:** The Unit is located on the popular South Hams Business Park on the outskirts of the village of Churchstow that lies on the A379 approximately 2.3 miles north west of Kingsbridge.

**DESCRIPTION:** A rare opportunity to acquire a unit in this popular size range. Unit 2c offers approximately **44.89sq.m (483sq.ft)** on the ground floor that is currently arranged as a former showroom but would equally suit a storage / warehouse or workshop use. At first floor level there is a useful storage area (455 sq.ft) that was also used as a showroom.



Forming a mid-terraced unit and having a parking area immediately to the frontage, Unit 2c is of steel frame construction with block-work walls and external steel profile cladding to the front elevation under a pitched steel profile roof.

There is a large roller shutter door to the front of the unit, with an inner glazed area behind creating a showroom style premises. Dedicated parking is to the unit frontage only.

*All areas are approximate*

**SERVICES:** We are informed that the property is connected to mains water and electricity. Waste water / Foul drainage is to the communal septic tank for which there is an annual service charge.

**RATES:** We are informed by the VOA website that the property is assessed as follows:

**Description: Workshop & Premises / Rateable Value: £5,800**

The current assessment qualifies for small business relief from rates to those who qualify.

Full details from the local rating authority, South Hams District Council in Totnes, Tel: 01803 861234.

**PLANNING:** The property has previously been used as a showroom / store in an area zoned for commercial uses. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, Tel: 01803 861234.

**TERMS:** The unit is available To Let on a new lease for a term to be agreed. Full details on application.

**LEGAL COSTS:** The ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with drafting a lease for a letting.

**VIEWING & FURTHER INFORMATION:** Strictly by prior appointment through the sole agents:

**HUDSON & Co. Tel: 01392 477497 / [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)**

Contact: **DAVID EDWARDS / SUE PENROSE**

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.

# 01392 477497