

HUDSON & Co

PROMINENT Display Forecourt / Workshop & Buildings

A379 EXETER - DAWLISH



FORMER COCKWOOD SS, STARCROSS EX68QZ

- *Interesting opportunity to occupy a good-sized site fronting the busy A379 between Exeter & Dawlish***
- *Former Filling Station, Kiosk, Office & Workshop with Adjoining Building previously used as a dwelling***
- *Good Sized Display Forecourt (Circa 25 car display) with Extensive Road Frontage***
- *Suit variety of uses eg: Car Sales, Plant Sales, Marine / Leisure Etc***

TO LET

01392 477497

FORMER COCKWOOD SERVICE STATION, STARCROSS EX6 8QZ

LOCATION: The property occupies a prominent position fronting the Exeter bound lane of the busy A379 coastal route between Dawlish and Exeter. The attractive village of Starcross fronting the Exe estuary is nearby. The property occupies a site of approx. 0.23 acres, with extensive road frontage. There is a bus stop opposite the property.

DESCRIPTION: A former filling station and garage site that has been used for car sales since decommissioning. The property retains the former kiosk and office overhung by an eight-post steel canopy with an adjoining workshop and ancillary building previously used as a dwelling. The canopied forecourt area and the irregular shaped adjoining roadside display is mainly concrete surfaced with a capacity of circa 25 cars with extensive roadside frontage. The accommodation is more fully described as follows:

Canopied Forecourt: Frontage 8.00m (26 ft)
Car Display Frontage: 37.00m (121ft)
Site Depth: 15.00m (49ft)
Irregular shaped and narrows
Parking / Display Capacity: Circa 25 cars



Former Forecourt Kiosk / Offices:

A rendered single storey building of rendered brickwork construction under a flat felted roof and incorporating a single leaf loading door to the side.

Area 1 (Office): 14.74 sq.m 158 sq.ft
Area 2: 4.96 sq.m 53 sq.ft
Area 3: 4.48 sq.m 48 sq.ft
Toilet: Sink unit and wc

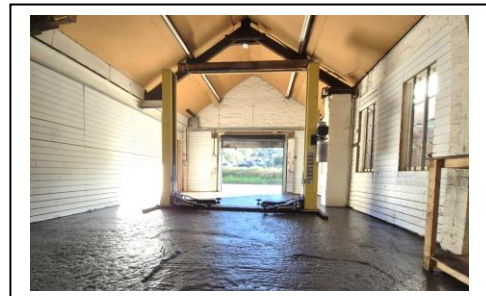


Workshop / Valet Bay / Ancillary Bldg:

Comprising as follows:

Workshop: 45.36 sq.m 488 sq.ft
2 post ramp (uncertificated), Roller shutter loading door

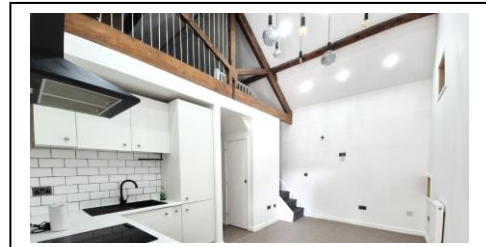
Valet Bay: 24.26 sq.m 261 sq.ft
Concrete floor, Perspex roof, timber loading door (width: 2.37m) Electric plug points



Ancillary Building (previously used as dwelling)

A single storey building of brickwork construction under a tiled pitched roof.

GIA: 27.90 sq.m 300 sq.ft
Lounge / Kitchen: 13.93 sq.m 150 sq.ft
Worktop, cupboards and single drainer sink
Rear Room: 4.40 sq.m 47 sq.ft
Bathroom: 3.37 sq.m 36 sq.ft
Sink & Walk-in Shower
Leanto Boiler Room: 6.40 sq.m 68 sq.ft



SERVICES: We are informed that the property is connected to mains electricity, a private water supply, shared with the adjoining owner, and septic tank drainage located on site. Surface water drainage is to soakaway.

RATING: We are advised by the Valuation Office website that the property is assessed as follows:
Assessed as Garage & Premises
Rateable Value: £5,400

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Interested parties should check this assessment and the potential rates liability and whether it qualifies for the small business rates relief with the VOA or local rating authority, Teignbridge District Council Tel: [01626 361101](tel:01626361101).

ENVIRONMENTAL: The property was used as a filling station for many years and incorporates fuel storage tanks which we are advised have been decommissioned. Prospective tenants should address their own enquires in this respect to the appropriate authority.

PLANNING: Since closing as a filling station, the property has been used as a car sales forecourt for several years with an ancillary workshop and valet bay. The adjoining building was previously used as a dwelling however we are not aware of a planning consent for this use. Interested parties should address their enquiries in this respect to the planning dept at Teignbridge District Council Tel: [01626 361101](tel:01626361101).

EPC: Offices & Workshop: Energy Performance Rating D

TERMS: The property is available To Let on flexible terms and at a competitive rental. Full details on application.

LEGAL COSTS: Incoming tenant to pay a reasonable contribution towards the landlord's legal costs.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through

The sole agents

HUDSON & Co. Tel: 01392 477497

Contact: **DAVID EDWARDS/SUE PENROSE**

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



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