

HUDSON & Co.

SOUTH HAMS BUSINESS PARK MODERN COMMERCIAL UNIT

953 sq. ft (88.64 sq. m)

plus PARKING & LOADING APRON



***Units 4d South Hams Business Park,
Churchstow, KINGSBRIDGE, Devon TQ7 3QH***

****Busy trading location****

****Modern, Well Appointed Premises****

****Loading apron plus two dedicated parking spaces****

****Adjoining occupiers include RNLI, Plumbstop, DC Holne****

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

****Available 1st August 2016****

TO LET

01392 477497 / 01548 831313

Units 4d South Hams Business Park, Nr, Kingsbridge TQ7 3QH

LOCATION: South Hams Business Park lies on the western fringe (5 mins drive) of the busy town of Kingsbridge, approximately 20 miles east of Plymouth. The business park, a popular business location, is situated on the main Kingsbridge to Plymouth road (A379).

DESCRIPTION: The Property forms part of a terrace of similar units built to a good specification, and benefiting from 2 dedicated parking spaces in addition to the parking / loading forecourt. The unit is of steel frame construction with block-work walls, steel profile cladding under a pitched insulated steel profile roof, and incorporates a roller shutter loading door and a separate pedestrian door to the front elevation.

ACCOMMODATION: The accommodation comprises of the following approximate areas:

Ground Floor	Depth 14.32m x Width 6.19m	
Gross Area:	88.64 sq. m	953 sq. ft
Includes:		
Kitchen	4.40 sq. m	47 sq. ft
Toilet	Pedestal wash-hand basin, Hot water heater and wc	
Roof Store		
Store, Office & Staffroom	8.00 sq. m	86 sq. ft

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

RATES: *Assessed as Vehicle Repair Workshop & Premises:*
Rateable Value: £4,300

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 as a motor workshop premises on a business park where B1 & B8 uses predominate. 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 E

TERMS: The unit is available To Let on a new FRI lease at an initial rental of £7,000 pax plus Vat 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

