

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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TO LET INDUSTRIAL UNIT

RENT INCENTIVES AVAILABLE



Unit 6, Orchard Industrial Estate South, Kingsbridge TQ7 1EF

Extending to approx 151.41 sq m (1,629 sq ft)

Rent Reduced £8,000 per annum exclusive

A38 Expressway 10 miles;

Plymouth 20 miles; Totnes 13 miles (distances approximate)

First Peninsula Commercial Reference Number: FPC0157

LOCATION

The premises are located in the Orchard Industrial Estate located on the eastern edge of the town of Kingsbridge.

DESCRIPTION

The property comprises a semi-detached unit with roller shutter door and separate pedestrian access. The unit was previously occupied by an electrical trading company. The unit extends to approximately 151.41 sq m (1,629.17 sq ft) over ground and first floors.

The unit is of steel portal frame construction with metal profile sheet cladding to elevations and roofing with translucent roof sheets at intervals. The unit has a front forecourt loading and parking area.

ACCOMMODATION

Ground Floor Warehouse – with ancillary Reception/ Retail and Office Rooms. Solid floor. Roller shutter door. Ceiling strip lighting. Extends to 73.75 sq m (793.55 sq ft). Stairs to first floor.

Roller shutter door 2.34m high by 2.71m wide.

First Floor Warehouse - Boarded floor, suspended strip lighting, extends to 77.66 sq m (835.62 sq ft).

Cloakroom - WC and wash hand basin electric water heater and extractor.

Outside

Parking to front of unit for 5 vehicles.

Note – The landlord will remove internal partitioning if required, subject to terms agreed

LEASE

A new business lease on FRI basis for a term to be agreed at an initial annual rent of £8,000 per annum exclusive is available subject to rent reviews every third year.

USE

Suitable for trade counter, office, storage, workshop uses, subject to any necessary consents.

REFERENCES

The landlord will require a bank reference, trade references and accounts details if an existing business, which will be treated in strict confidence.

LEGAL COSTS

Each party to pay their own legal costs relating to this transaction.

SERVICES

We understand mains water, single phase electricity and drainage are connected. We recommend all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition.

BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates payable by contacting the local authority.

The Rateable Value is £7,000 according to the Valuation Office website.

Energy Performance Certificate

An EPC will be made available to a prospective tenant of the property.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

VAT

All rent prices and premiums are stated exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities. **No VAT is payable on the rent.**

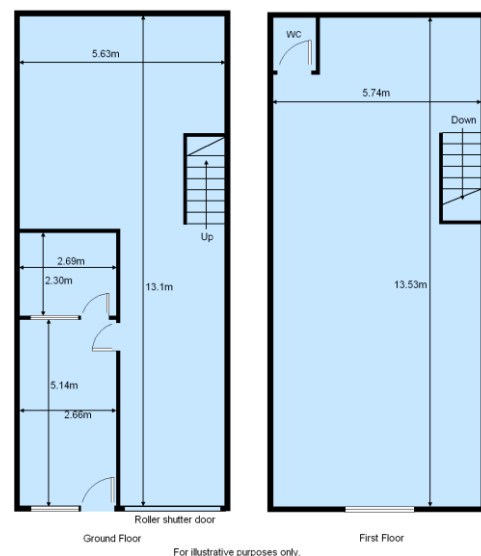
VIEWING

Viewings will be by appointment only through First Peninsula Commercial. Tel: 01548 854455.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included. All others are expressly excluded regardless of inclusion in any photographs. Tenants must satisfy themselves that any equipment included in the sale of the property is in satisfactory order. Tenants must satisfy themselves that any equipment included with the property is in satisfactory order.

FLOORPLAN



DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.