



Unit 2, Blundells Road, Tiverton, Devon, EX16
4DA

To let

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Warehouse and yard

Gross Internal Area (GIA): 7,793 sq.ft (724 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £54,500 per annum

Location

Tiverton is the principal town and administrative centre for the Mid Devon District with a population of approximately 21,000 and a wide catchment.

The town is located approximately 14 miles north of Exeter via the A396 and also benefits from good communication links with its position adjacent to the A361 North Devon Link Road which provides dual carriageway access to Junction 27 of the M5 motorway to the east.

The site and premises are accessed via the A396 to the east of Tiverton approximately half a mile from the town centre. The property is located next to the recently opened Lidl supermarket, Tesco Superstore and filling station as well as being close to Travis Perkins, Best Western Hotel and Westcars.

Description

The property is a highly visible with frontage onto Blundells Rd. and neighboring the Tesco filling station. Capitalising on this excellent position the unit is to be handed over in shell condition but is current arranged as showroom with warehouse to rear, used for storage. Further office and storage is available via the mezzanines.

The property has parking for 6 cars plus use of a yard.

Accommodation

Please see below a summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Warehouse	7,793	724
Total:		7,793	724

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £54,500 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

The property previously formed part of a larger rating assessment and will require reassessment following the completion of the division. Please contact agent for further details.

Business Rates

The property previously formed part of a larger rating assessment and will require reassessment following the division. Interested parties are advised to make their own enquiries with the local billing authority, Mid Devon Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

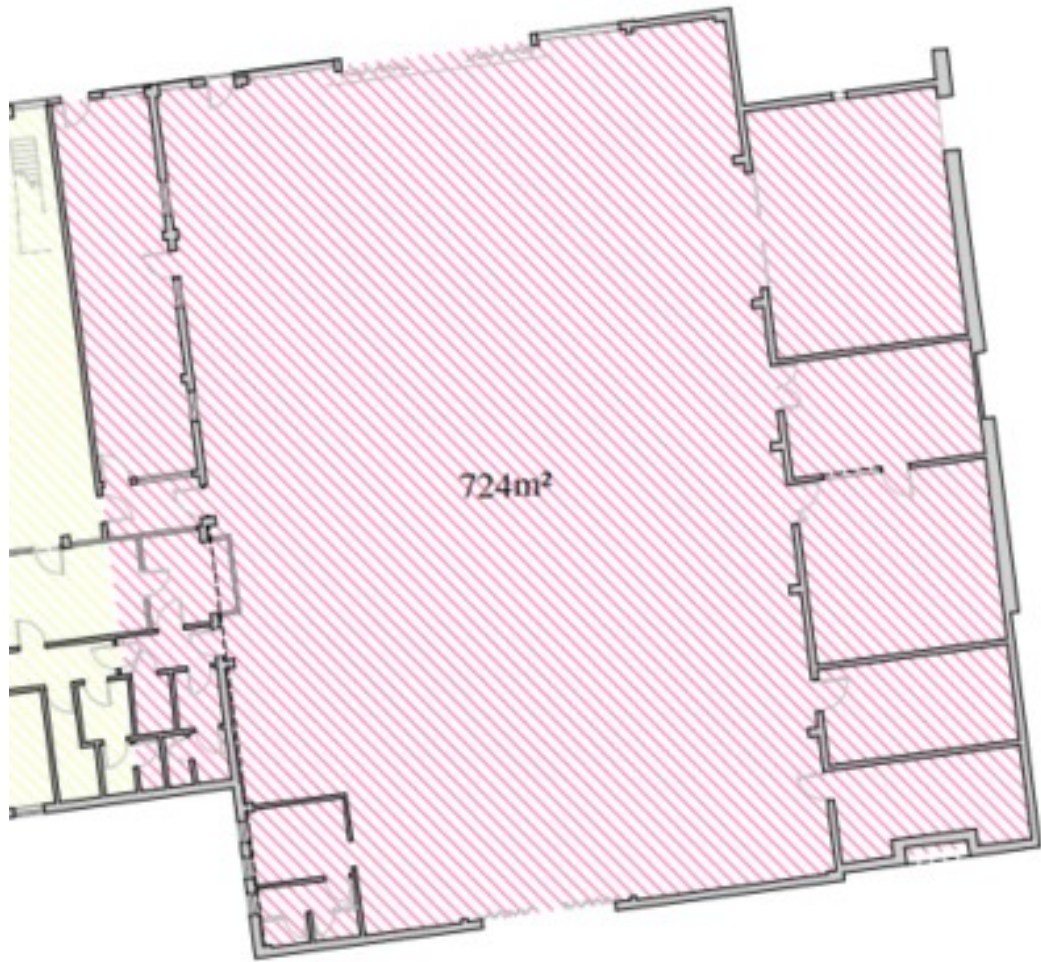
Viewing & Further information

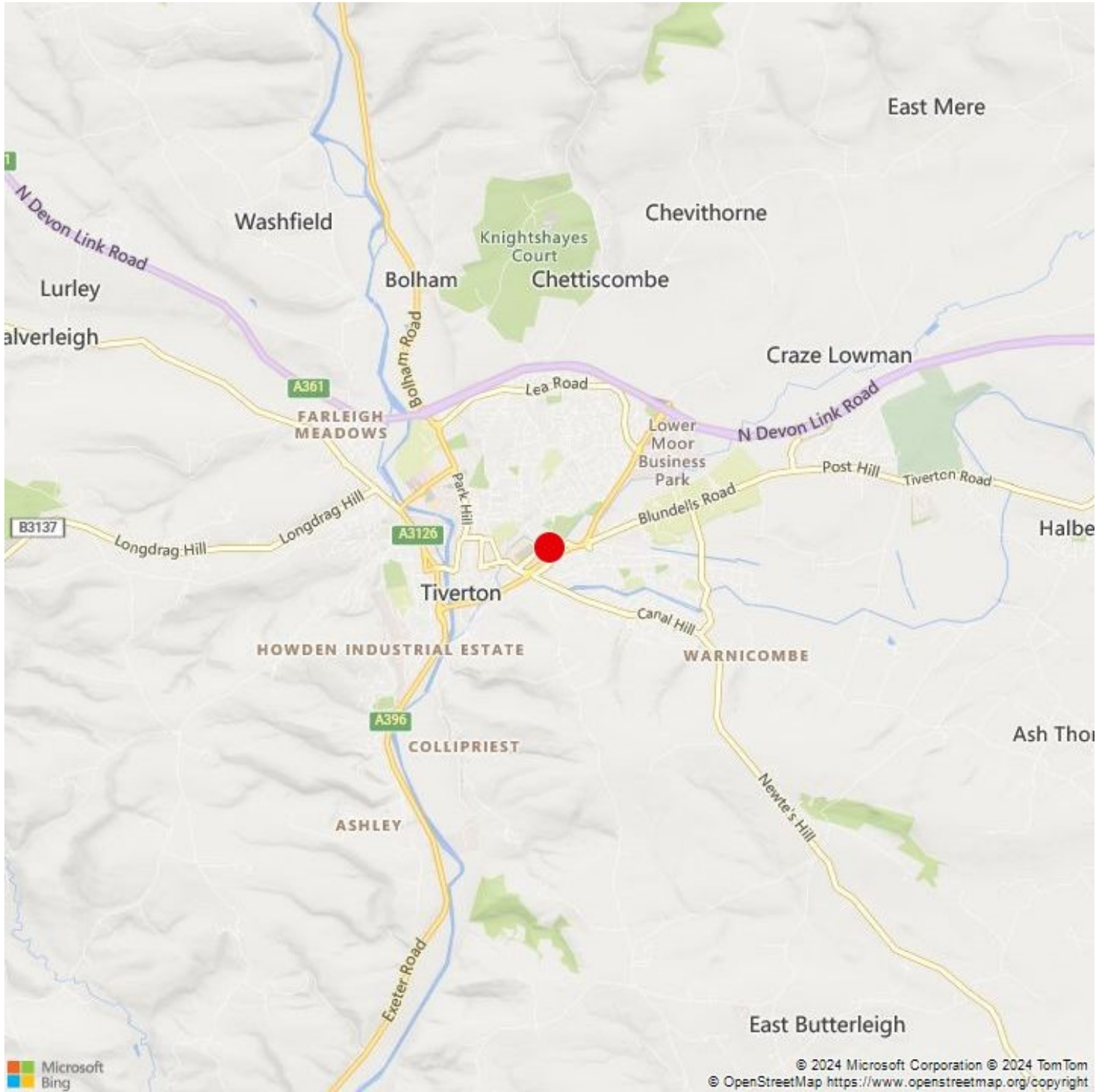
Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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