



Secure Yard, Talewater Mill, Talaton, Exeter, EX5 2RT



17279.00 sq ft

- Secure, fenced yard
- Service connections available
- Hardstanding surface
- Established location

To Let £14,000 Per Annum

THE PROPERTY

The property comprises a secure yard laid to hardstanding, with connections to electricity, water and drainage available. The yard measures approximately 0.397 acres (1605.29 m²/17,279 ft²), with a security fence and lockable gates. The yard provides good quality open storage space, suitable for a range of storage uses, including caravan storage, boat storage and vehicle storage.

LEASE

The property is available to let on standard commercial terms.

SERVICES

Mains electricity, mains water and private drainage connections available.

SERVICE CHARGE

A small annual service charge will be payable for communal services provided by the landlord.

SITUATION

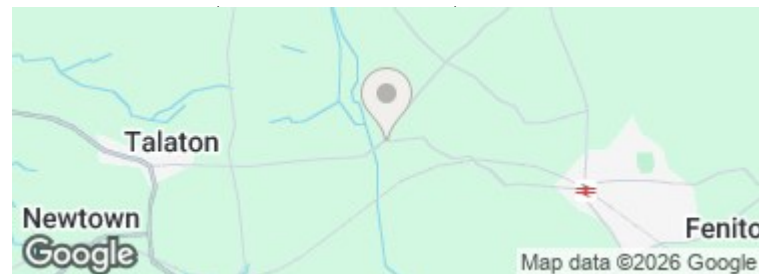
The property is located near Feniton, a village in East Devon approximately 6 miles east of Honiton, 8 miles west of Exeter and 6 miles south of Cullompton. Main line rail services are available at nearby Feniton giving access to Exeter St David's and London Waterloo stations. Rail services are also available at Exeter giving access to Taunton, Bristol and London Paddington. Exeter airport is only a short distance away.

DIRECTIONS

What3words: ///leader.shred.fires

LOCAL AUTHORITY/BUSINESS RATES

East Devon District Council: 01404 515 616



CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



Office/Neg/Date



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