



Unit 17, Finnimore Industrial Estate, Ottery St. Mary, Devon,
EX11 1NR

**TO LET: £37,500
Per Annum**

**4,618 Sq Ft
(429.01 Sq M)**

Industrial premises with secure yard

Well located within established trading estate

Suitable for a variety of uses subject to the necessary consents

Available on new lease, terms to be agreed

Location

The Finnimore Industrial Estate is located on the edge of Ottery St Mary approximately 2 miles from the A30 dual carriageway with Unit 17 being prominently located at the entrance of the estate. Exeter is approximately 11 miles to the west and both Honiton and Sidmouth are approximately 5 miles away.

Description

Unit 17 is a semi-detached retail warehouse formerly trading as a antiques centre. The property is constructed of steel portal frame with brick elevations under an insulated steel panel roof. Internally, the building has been split into two self contained areas providing showroom, retail warehousing and office accommodation over ground and mezzanine levels in addition to kitchen and WC facilities. Externally, the building benefits from parking to the front as well as a small fenced yard area. The property would suit a variety of uses subject to the necessary consents.

Accommodation

	Sq Ft	Sq M
Ground Floor	3,809	353.86
Mezzanine	809	75.16
TOTAL	4,618	429.01

Tenure

Available by way of new full repairing and insuring lease at a rent of £37,500 pa ex. Further terms to be agreed by negotiation.

Rateable Value

The current rateable value for unit 17 is £45,250.

We suggest any interested parties make enquiries with the local authority to ascertain the rates payable.

Energy Performance Certificate (EPC)

The property has a rating of D76. A copy of the certificate is available upon request.

VAT

VAT will be applicable to the rent.

Legal Costs

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



Viewing by prior appointment with:

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