



## Unit 4 South Farm Court, South Farm Road, Budleigh Salterton, Devon, EX9 7AY

# To let

Viewing by prior appointment with  
Vicky Bandyszewska

**(01392) 202203**

[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

First floor Unit at a rural business centre

Net Internal Area (NIA): 520 sq.ft (48.30 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £495 plus VAT pcm

## Location

South Farm Court is situated on the north-eastern edge of Budleigh Salterton on South Farm Road, which is accessed off the B3178 (Newton Poppleford-Budleigh) road.

South Farm Court is a cluster of small business units. Looking onto a cobbled courtyard the property benefits from a mixture of occupiers including a well-known farm shop, manufacturer and distributor of children's glasses, a Graphic Designer, and an Art Studio offering classes to the public

## Description

Single storey converted brick and stone barn under a pitched tiled roof. The accommodation has been previously used as a beauty and aesthetics studio and has access to water and a fibre broadband connection.

The property would suit a variety of uses, subject to consents.

## Accommodation

Please see below a summary of the accommodation

Net Internal Area (NIA): 520 sq.ft (48.30 sq.m)

## Lease Terms

Available by way of new 6 year lease on full repairing and insuring lease, Tenant break at the 3rd anniversary, at a rent of **£5,940 pa ex (£495 pcm.ex)**. Further terms to be agreed by negotiation, please contact agent for further details.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E

## Business Rates

RV 2026 List: £4,400.00  
Rates Payable: £1,900.80

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District 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

Contact: Vicky Bandyszewska  
Tel: (01392) 202203  
Email: [vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)





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