

# TO LET

## RECENTLY REFURBISHED WORKSHOP / TRADE COUNTER UNIT WITH PART MEZZANINE FLOOR

Approx. 207.9 sq.m (2,238 sq.ft) on the Ground Floor with First Floor Mezzanine  
Storage of 95.9 sq.m (1,032 sq.ft) so totalling some 303.8 sq.m (3,270 sq.ft)

**UNITS 19 & 20 THE STABLES, FORD ROAD,  
TOTNES, DEVON, TQ9 5LE**



These well-located premises have recently been refurbished and offer a double unit with ground floor workshop . storage area with an office, kitchenette and toilets, plus a part mezzanine floor offering useful additional storage. To the front is a parking with ample parking. The premises would therefore suit a variety of users including a trade counter.

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#### SITUATION AND DESCRIPTION

The premises are located in a convenient location just off the main spine road running through the sought after Babbage Road trading estate on the edge of Totnes. Babbage Road is located on the edge of the town with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, Ashburton, Newton Abbot and the A38 dual carriageway linking Exeter and Plymouth in the other. Exeter and the M5 Motorway are approximately 25 miles distant providing excellent access to the National motorway network together with links to the A30/A303 to Okehampton, Cornwall, Honiton and London and its international Airport. Plymouth is some 30 miles to the South providing links via the A38 to Cornwall and its Ferry Port to Northern France and Spain.

The premises have recently been refurbished including new cladding and pedestrian doors externally, and the redecoration internally plus the front parking courtyard has been re surfaced. The premises have been rewired with new LED lighting installed. The premises have a part mezzanine over one of the units, plus 2 roller shutter doors making in and out loading simple. The premises would therefore suit a variety of potential users including Warehousing, Manufacturing or a Trade Counter or Mail-order user, subject to any consents.

#### ACCOMMODATION

Brief details of the accommodation, with approximate internal dimensions are as follows: -

##### **Workshop No 1**                      **17.85m x 5.80m (58'7" x 19'0") max**

Roller shutter door to front offering good vehicular access plus a pedestrian door with window adjoining. To the front of the unit is a covered area which could easily be enclosed to provide an office or secure workshop area. To the rear of the workshop is an access point into Workshop No 2.

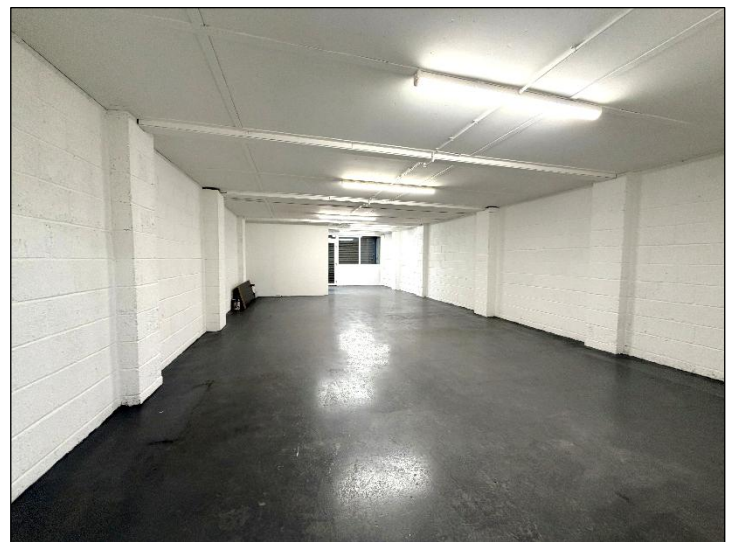


##### **Toilet**

Low level WC suite with wash basin and electric over sink water heater.

##### **Workshop No 2**                      **17.85m x 5.85m (58'7" x 19'2") max**

Roller shutter door to the front with an inset glazed shop front behind which could be removed if not required. The space is currently divided into 2 areas, a larger one to the front with a smaller one to the rear with access point to Workshop No 1 and a staircase up to the Mezzanine area.



##### **Office**                                      **2.55m x 2.30m (8'4" x 7'6") max**

Window to front and door onto the car park area. Door to ...



##### **Toilet**

WC suite with wash hand basin and electric over sink water heater.

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#### Mezzanine Floor

16.39m x 5.85m (53'9" x 19'2") max

Open plan storage area. Potential to load via forklift from Workshop No 1.



#### EXTERNALLY

The premises have a wide car parking area to the front offering parking and loading facilities.

#### BUSINESS RATES

Rateable Value: - To be re-assessed

For further information on the rates payable, please contact the Business Rates department at South Hams District Council on 01803 861234.

#### RENT AND TENURE

A rent of £22,950 pax is sought for this recently refurbished unit by way of a new 6 year FRI lease with a rent review at the end of the third year. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

#### VAT

VAT is payable on the rent.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for the premises a copy of which is shown below. A full copy is available to download from the web site. The rating is: D 85

#### SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises.

#### LEGAL COSTS

The landlords will require a contribution of £395 plus VAT towards their legal and administrative costs for setting up the new lease, to include abortive costs.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0923)



FAO. Tony Noon

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#### Energy performance certificate (EPC)

Unit 19-20 The Stables Ford Road TOTNES TQ30 5LE	Energy rating <b>D</b>	Valid until: 17 July 2033 Certificate number: 3026-2036-0731-6000-8603
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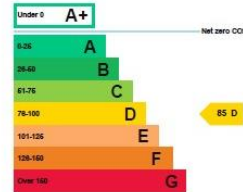
Property type	General Industrial and Special Industrial Groups
Total floor area	365 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

#### How this property compares to others

Properties similar to this one could have ratings:

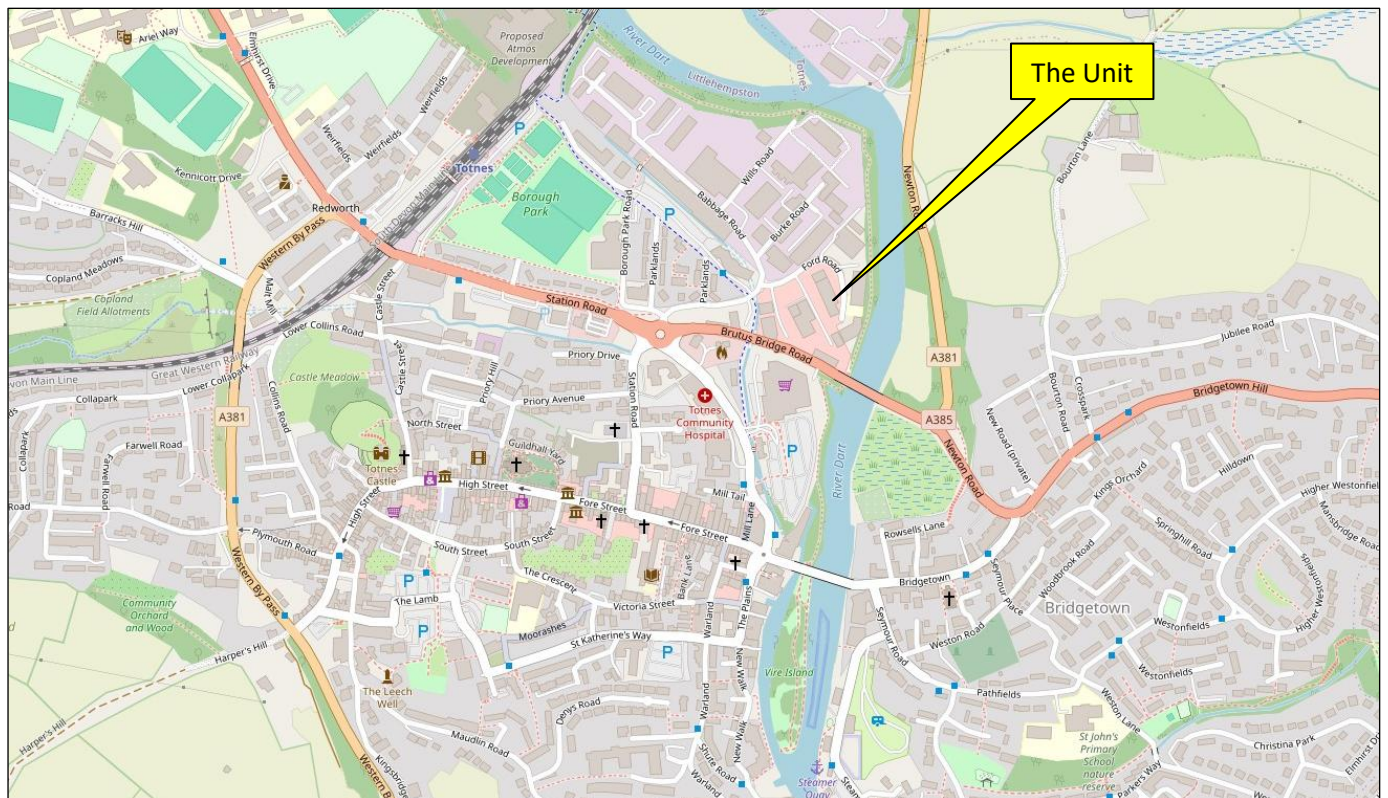
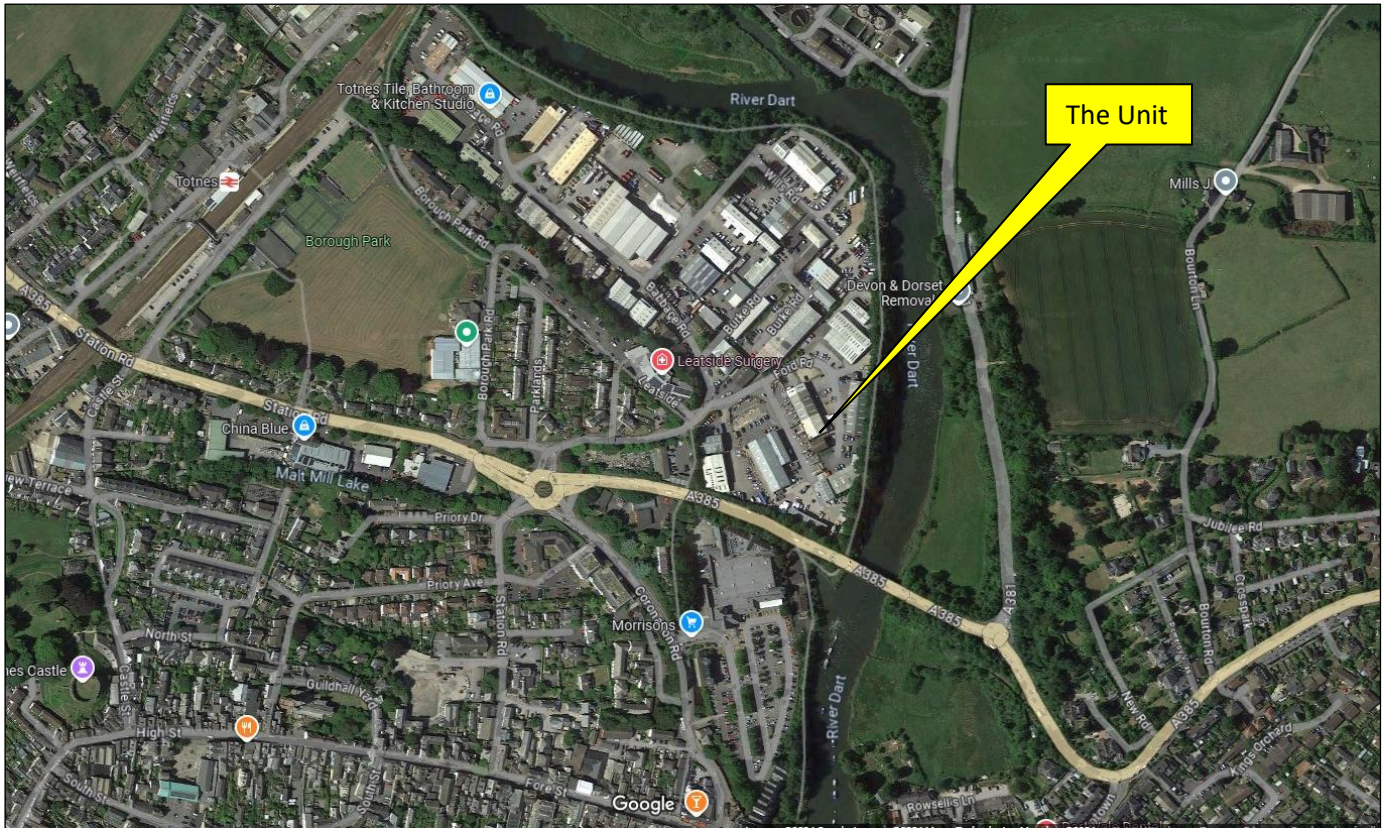
If newly built	17 A
If typical of the existing stock	66 C



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.