



Units 1 & 2 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

Double unit available at rural business centre

Gross Internal Area (GIA): 1,181 sq.ft (109.73 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £12,500 per annum plus VAT

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 dental laboratory, 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 offers a mixture of office, workshop and storage.

The property benefits from 3 phase electric and has a fibre broadband connection.

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

Accommodation

Please see below a summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Office	256	23.76
Ground	Office	120	11.14
Ground	Workshop	559	51.94
Ground	Storage	246	22.89
Total:		1,181	109.73

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 **£12,500 pa 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: £9,600.00
Rates Payable: £4,147.20

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

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