



# To let

## Units 1 & 2 South Farm Court, South Farm Road, Budleigh Salterton, EX9 7AY

Viewing by prior appointment with  
Tom Churchward MRICS

**(01392) 202203**

[tom@sccexeter.co.uk](mailto:tom@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 + 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
<b>Total:</b>		<b>1,181</b>	<b>109.73</b>

## 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  
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

Contact: Tom Churchward MSc Real Est. MRICS  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)





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