

On the Instructions of



CREDITON EX17 1EY

Mill Street



Accommodation

The unit comprises the following approximate floor areas:

<u>Showroom</u>	Sq m	Sq ft
Ground Floor	213.33	2,296
First Floor	160.82	1,731
Sub-Total	374.15	4,027
<u>Workshop</u>		
Ground Floor	169.94	1,829
First Floor	169.94	1,829
Sub-Total	339.88	3,658
Total Accommodation	714.03	7,685

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the ingoing tenant.

Location

The unit is situated on Mill Street, adjacent to the **Morrisons** food store and in close proximity to **Mole Avon Town & Country Stores** and **ATS**.

Crediton town centre is less than 0.5 miles to the west with notable occupiers including **Tesco**, **Boots** and **Lloyds TSB**. Exeter is 7 miles to the south east.

Description

The property is arranged over ground and first floors and comprises fully fitted modern showroom premises with rear workshop. There is parking for circa 10 cars.

Planning

The unit benefits from Class A1 planning permission for the showroom and Class B1 planning permission for the workshop.

Rating

We are verbally advised the Rateable Value for the unit is £14,750, the UBR for 2011/2012 being 42.6p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Terms

The unit is available to let for a term certain of 6 months subject to a rolling landlord break clause thereafter at an annual equivalent rental of £17,750 exclusive.

It may be possible to let the showroom and workshop separately and further information is available on request.

The initial annual service charge and building insurance will be in the region of £3,850 and £2,650 respectively.

VAT

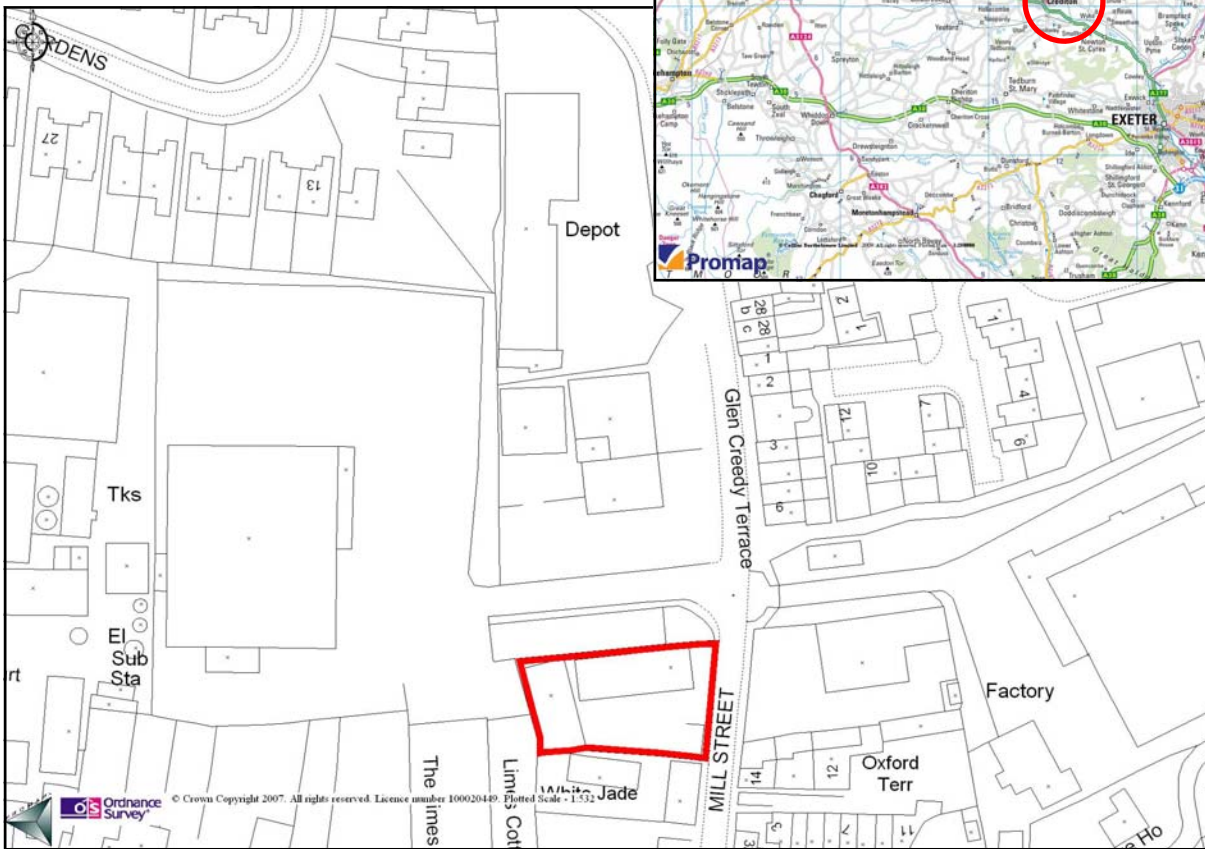
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Matthew Martin
0117 910 0507
mrm@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrison.co.uk



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