

PEPPER

Commercial

TO LET
TANYARD FARM
WILLAND
CULLOMPTON
DEVON
EX15 2PE

1,219.32 sq.m. (13,124 sq.ft.)

**ON A SITE OF 0.935 ACRES (0.378
HECTARES)**



EXISTING SECURE STORAGE YARD WITH BUILDINGS

Ref 0120

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

Tanyard Farm is located alongside the B3181 Cullompton to Willand Road. The location is approximately 2 miles (3.2km) from junction 28 of the M5 motorway at Cullompton. The town of Cullompton is some 13.5 miles (22 km) North East of Exeter. The town of Willand, which lies directly to the North along the B3181, has a series of larger industrial areas including Hitchcock's Business Park and The South View Estate. Occupiers in the area include Pen Carrie, Bradford's Building Supplies and TWR Commercial Bodybuilders.

The property adjoins and lies immediately to the North East of Diggerland, the entrance road providing access is directly next to that of Diggerland. A single-track private drive of crushed hardcore runs down to the site which comprises a flat level area of just under 1 acre. Two steel framed buildings face each other across a central concrete service yard. The buildings are of basic specification, both being of steel frame with sheet steel cladding. The Southern building is open fronted and clad with insulated with profile sheet steel on the roof and single skin elevations. The Northern building appears to be single skin with roller shutter doors along the front elevation. One bay in the Northern building is currently used as a workshop with an access pit.

ACCOMMODATION

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

	Metric	Imperial
Southern Unit		
depth	14.70 m.	48' 3"
width	48.79 m.	160' 0"
Total	717.21 sq.m.	7,720 sq.ft.
Northern Unit		
depth	13.92 m.	45' 8"
width	36.07 m.	118' 4"
Total	502.09 sq.m.	5,404 sq.ft.

SITE AREA

We have calculated the entire area to be to let as 0.93 Acres

PRINCIPLE FEATURES INCLUDE:

- Single phase electrical supply
- No mains drain
- Light site cover at 32%
- Secure site

LEASE

A new 6-year lease is offered with open market rent review at year 3

RENT

An ongoing rental of £55,000 p.a. (£4.19 p.s.f.)

VAT

All figures quoted are plus VAT where chargeable

PLANNING

The site was granted planning consent for B8 storage (storage of mobile toilet trailers) by Mid Devon District Council ref 11/00226/FULL

The Northern end 3 bays of the Southern unit have consent for Agricultural uses only at this stage under ref no 19/01089/PNAG

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £29,250

Rates payable: £14,595 p.a. (x 49.9p 2020/21)

Small business rates relief may be available here

YOU ARE ADVISED TO CHECK

LEGAL COSTS

Each party are to bear their own legal cost in any transaction

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating.....

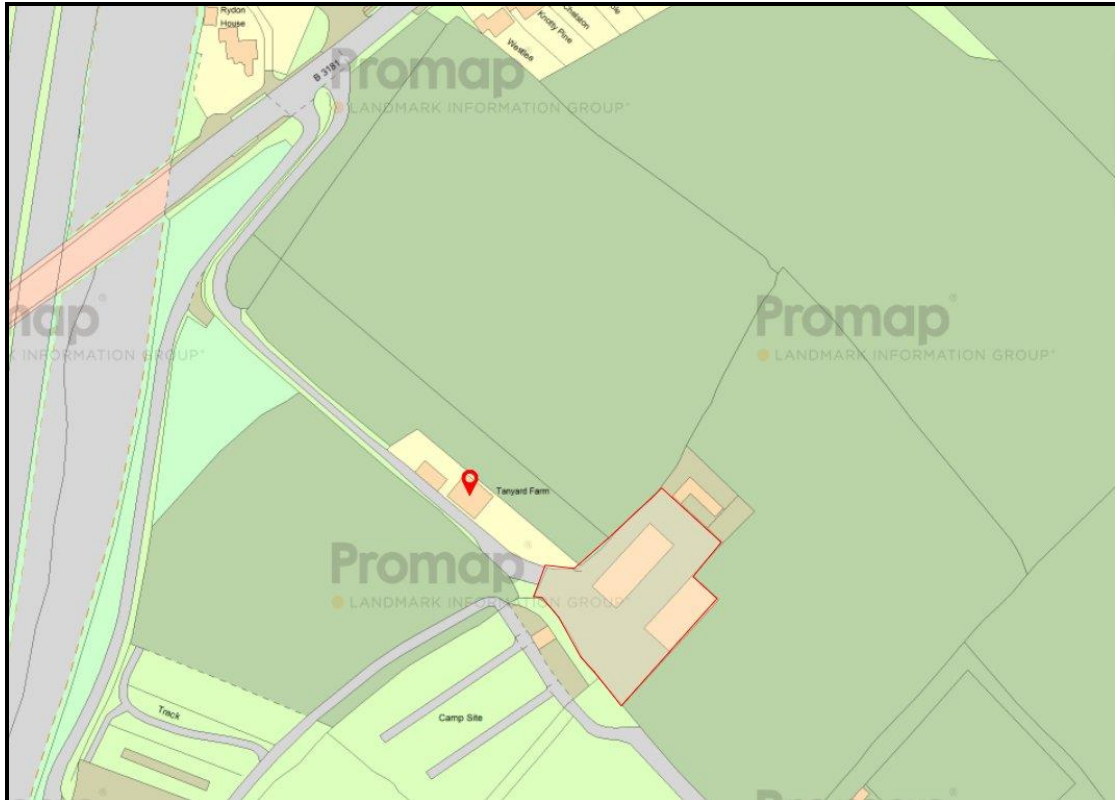
VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

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