

HUDSON & Co

SOUTH HAMS **Nr, A38 (Rattery Exit)** **OPEN STORAGE** **YARD**

669.14 sq m 7,200 sq ft

Total Site Area: 0.16 acre



Open Storage Yard, Nr Rattery, TQ10 9JZ

Rare Opportunity in the South Hams

Well Drained / Hardcore Surfaced Yard

Good Access to A38

Flexible Terms / Competitive Rental

TO LET

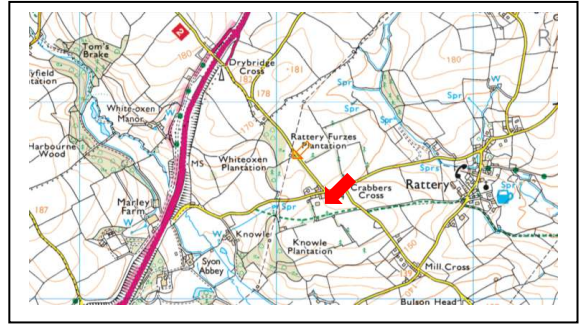
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LOCATION: The property is situated between the A38 and the village of Rattery in the South Hams district of Devon, 3.5 miles east of South Brent and 5.3 miles west of Totnes. Adjoining occupiers include Goss Furniture.

DESCRIPTION: A rare opportunity to acquire an open storage yard with the following attributes:

- Level
- Hardcore Surfaced
- Well Drained
- Good Access to Commercial Vehicles
- Size: **669.14 sq.m (7,200 sq.ft) 0.16 acre**
Measuring approx. 120ft x 60ft
- Can be secured and gated if required



All areas and dimensions are approximate.

SERVICES:

Mains water and electricity are available but not currently connected. Shared toilets.

TENURE: Leasehold

TERMS: The yard is immediately available on a new lease with flexible terms and at a competitive rental. Full details on application.

NB: V.A.T may be payable were applicable

RATING: The property is not yet assessed for rating purposes. It is likely that the premises will qualify for small business rates relief to those parties who qualify. Interested parties should make their own direct enquires to the billing authority, South Hams District Council in Totnes.

PLANNING: The property is currently and has previously been used for open storage on a small industrial site. Prospective tenants / occupiers should address their planning enquiries to the local planning authority, **South Hams District Council. Tel: 01803 861234**

LEGAL COSTS: The incoming tenant to pay a contribution towards the Landlord's legal costs in connection with a letting.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Agents:

HUDSON & Co.

Tel: 01548 831313 / 01392 497477

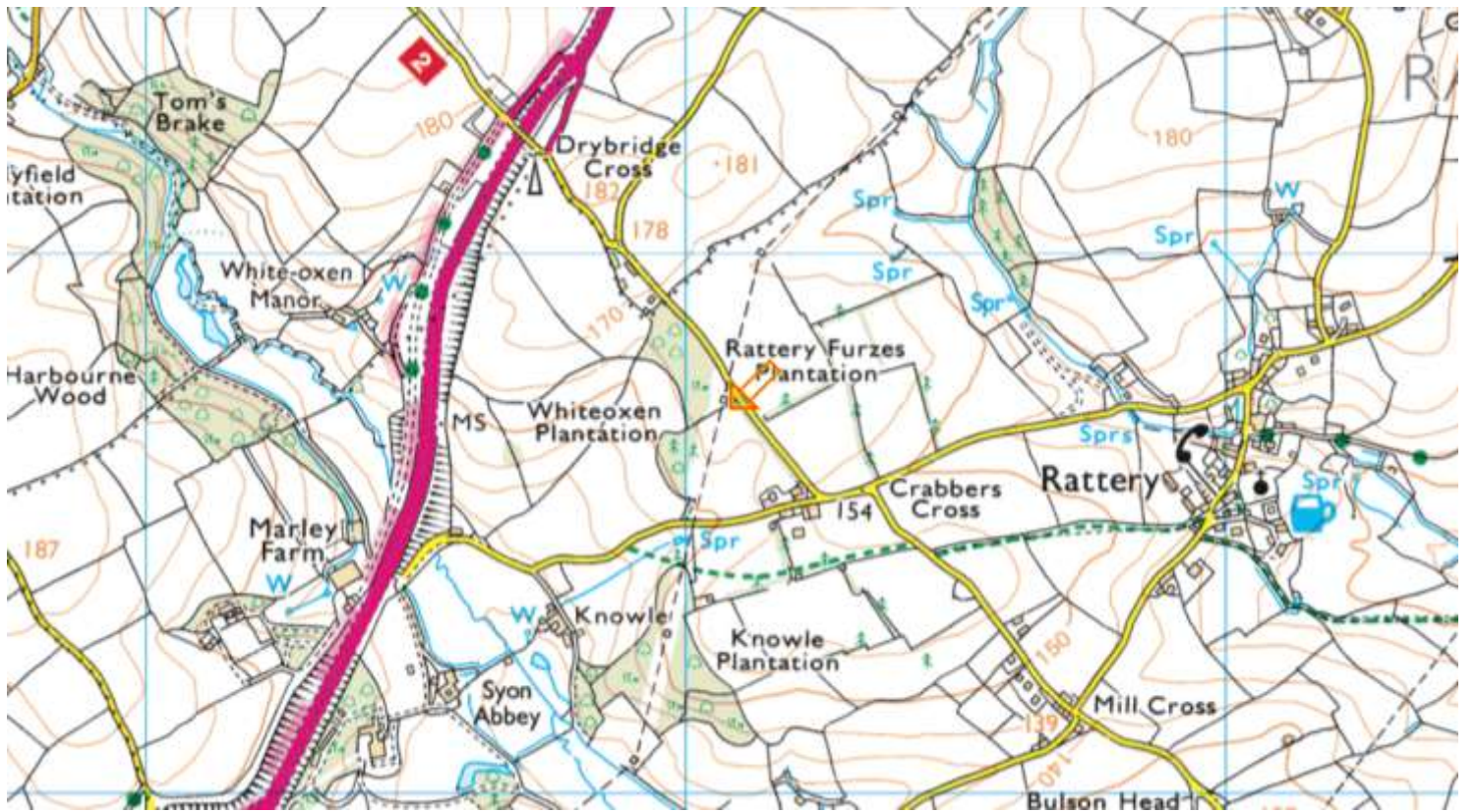
Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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