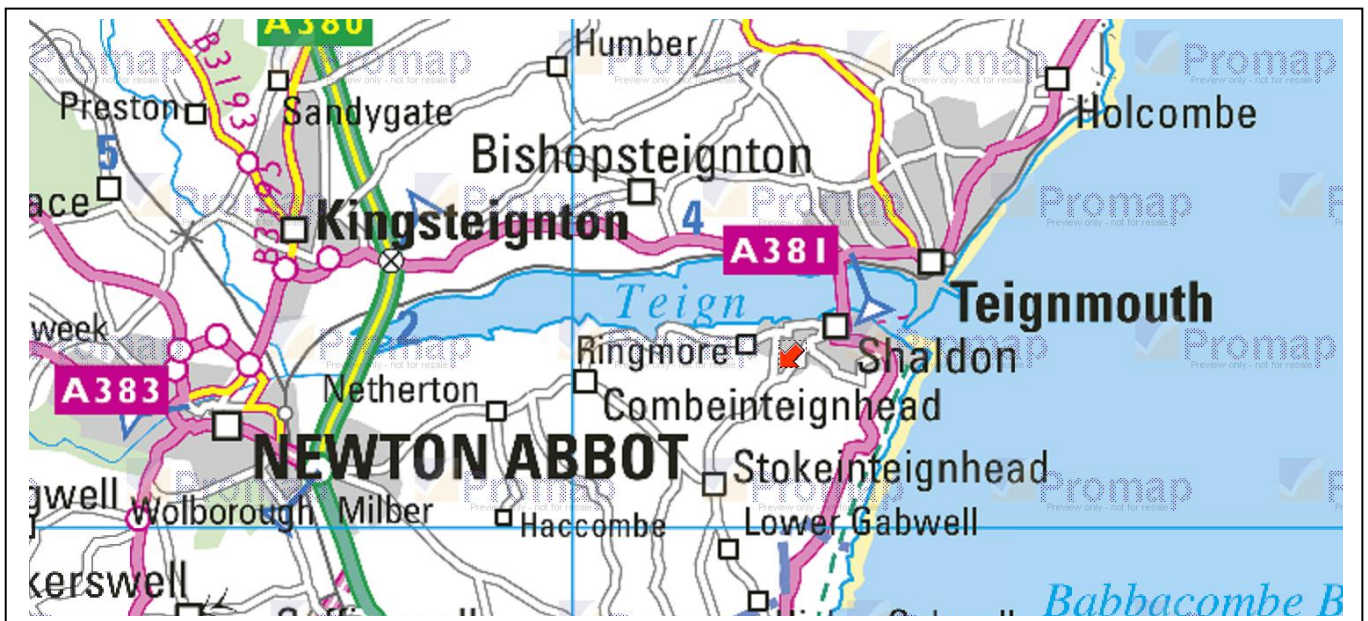


HUDSON & CO.

RANGE OF OPEN STORAGE YARDS UP TO 2 ACRES CLOSE TO TEIGNMOUTH/TORBAY



LONG LANE SHALDON DEVON TQ14 OHD

- *A range of yards some with hardstanding and others with hardcore, located in a convenient position.***
- *Available in various size ranges up to 2 acres.***
- *Landlord is prepared to improve/secure subject to terms***
 - *Flexible leases /Competitive Rentals***
- *Suit a range of uses that would include marine, boat/caravan storage, timber, plant etc.***

TO LET

01392 477497

Long Lane, Shaldon, Teignmouth, Devon TQ14 0HD

LOCATION: The property lies just above Shaldon, close to the Junction between Long Lane and Short Lane, with access to the site off Long Lane. The town of Teignmouth lies immediately to the North and Torbay lies just over 2 miles to the South.

DESCRIPTION: The property covers an area of approximately 2 acres and comprises of various yards, some of which are hard surfaced, level, and some, which are not so well prepared and are of more basic hard-core specification, which could be improved and made secure as individual, compounds subject to negotiation.

SERVICES: We understand that electricity and water services are available to the site.

RATING: To be assessed. The local rating authority is Teignbridge District Council in Newton Abbot Tel: 01626 361101

PLANNING: The property has been used over a number of years for the storage of vehicles, trailers, caravans, building materials, scrap, marine and fish equipment, and in October 2008 the property was granted a Certificate of Lawful Use for these uses.

Prospective occupiers should address their planning enquires to the local planning authority, Teignbridge District Council. Tel 01626 361101

TERMS: The property is available to let as a whole or as individual yards/compounds on flexible terms and at competitive rentals. Full details on application

Our clients are prepared to alter/improve the specification of the yard space or allow prospective occupiers to make their own improvements subject to negotiation.

COSTS:

Incoming tenants to pay a reasonable contribution towards our client's legal costs in connection with the preparation of lease documentation

VIEWING & FURTHER INFORMATION:

Strictly by appointment
Through the sole agents

HUDSON & Co.
Tel: 01392 477497
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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