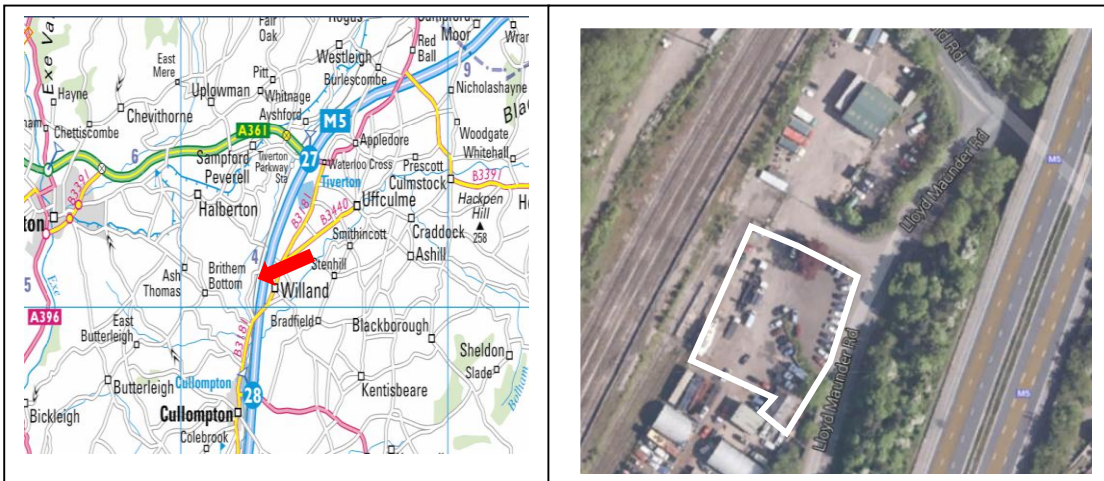


HUDSON & Co.

FORECOURT / YARD/ DEPOT with OFFICE

Up to 50 Vehicles

M5/WILLAND



STATION YARD, WILLAND, DEVON EX15 2PH

- * **Useful Forecourt / Yard close to M5***
- * **Suit vehicle / plant depot or as a sales site ***
- * **Previously partly used as Display Forecourt – up to 35 Unit Display ***
- * **Useful Office Building with Kitchen & Toilet amenities ***
- * **Flexible Terms / Competitive Rent***

TO LET

01392 477497

STATION YARD, WILLAND, DEVON EX15 2PH

LOCATION: The property is situated adjacent Station Yard in the town of Willand that lies close to Junctions 27 & 28 of the M5, providing easy and convenient access from a wide catchment and to the motorway.

DESCRIPTION: The premises comprise a forecourt / yard that is tarmac surfaced with a capacity for over 50 vehicles, part of which is currently used as a busy sales display forecourt for approx. 35 vehicles. Adjacent to the forecourt is a single storey office building with the following accommodation:

Office 1	:	24.40 sq m	262 sq ft
Office 2	:	17.10 sq m	184 sq ft
Kitchen	:	6.01 sq m	65 sq ft
Toilet	:	Toilet and sink	

SERVICES: We are advised that the office is connected to mains electricity, water and drainage.

RATING: To be paid on an inclusive basis or re-assessed.

PLANNING: The premises have been used for car sales for many years in an area zoned for commercial uses. Prospective occupiers should address any planning enquiries to the local planning authority, Mid Devon District Council. Tel. 01884 255 255.

BUSINESS POTENTIAL: The property offers a very useful yard and forecourt that could be used as a depot for storing plant, vehicles, trailers etc. or in its current use as a car sales site, with the benefit of a well-appointed office.

TERMS: Available on a new lease at a rent of £1,200 pcm inclusive of rates & building insurance. Tenant to be responsible for utilities.

LEGAL COSTS: Each party to be responsible for their own legal costs in connection with this transaction.

EPC: Energy Performance Rating G.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the sole agents:

HUDSON & Co.

Tel No. 01392 477497 / 07841 483838

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.