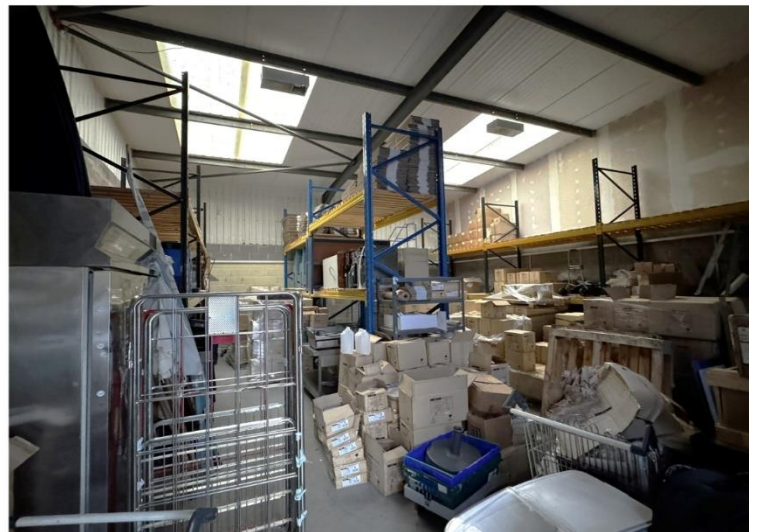
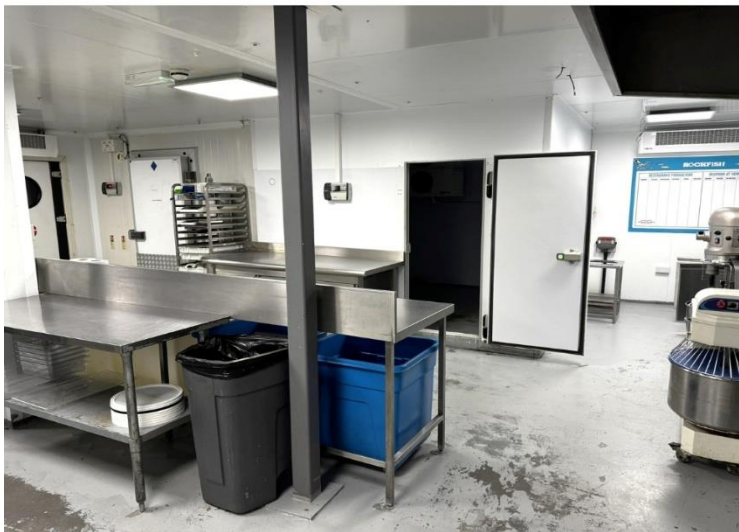


Unit 2 & 3 Glebe Farm

Ref No: 5101

Kenn, Exeter, Devon, EX6 7UL



Professional Outside Catering Kitchens with Storage

Ideal Location with Immediate Access to A380 & M5 Motorway Network

Purpose Built Units Fitted to a High Standard

3 Dedicated Walk in Fridge Freezers & Full Extraction

Office/Meeting Rooms, Ancillary Space & Large Storage Warehouse

£20,000 Leasehold

Interested in this property?

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Unit 2 & 3 Glebe Farm

Kenn, Exeter, Devon, EX6 7UL

LOCATION

Glebe Farm in Kenn, Devon is strategically located for a commercial use combining a rural setting with excellent access to key transport links. The units are situated on a small, light industrial development at Glebe Farm, located just outside the village of Kenn near Exeter. The property is approximately ten minutes drive from Exeter, providing convenient access to the city's facilities and the M5 motorway. The units lie close to the A379 Road linking to Dawlish and Teignmouth and the A380 to Torbay and the wider South Devon area.

DESCRIPTION

The two units comprises a large warehouse facility and a secondary larger unit providing two professionally arranged catering facilities, with three walk-in fridge/freezers at ground floor level and further ancillaries and office space above.

The premises have previously been used by the Rockfish Group as a satellite preparation and processing kitchen for their restaurants in the area. Changes in their operations have led to these units becoming available, providing an excellent opportunity for catering or hospitality businesses looking for an 'fit for purpose' dedicated outside catering facility, within the South Devon area, ready to operate immediately.

The accommodation briefly comprises:-

UNIT 3 (TBC)

'L' shaped premises arranged over two floors comprising:-

GROUND FLOOR ENTRANCE LOBBY

Leading to:-

WALK IN FRIDGE

HOLDING LOBBY

COMMERCIAL KITCHEN

With non-slip flooring and commercial extraction canopy to far corner. Through to:-

MAIN PREPARATION KITCHEN

Arranged in an 'L' shaped formation, with non-slip flooring and large professional extraction canopy to far end.

2 X WALK IN FRIDGE/FREEZERS

SEPARATE AREA

With roller shutter door.

Stairs to:-

FIRST FLOOR

OFFICE

With carpet tiles and strip lighting.

STAFF ROOM

With:-

SEPARATE BATHROOM

With shower cubicle, WC and wash hand basin. Interlinked with;

KITCHENETTE AREA

With sink, drainer and domestic cupboard.

LARGER MEETING ROOM

With carpet tiles.

BOILER/SERVICE ROOM

UNIT 2

Large, full height warehouse space with roller shutter door and separate pedestrian access.

GENERAL INFORMATION

SERVICES

We understand that the property is connected to all mains services.

LEASE

We have been informed that the units are held on Fully Repairing and Insuring Leases from 10th August 2022, for a term of 10 years. Rent passing £20,000 per annum, with tenants break clauses in August 2025 and August 2027.

INVENTORY

Any loose inventory is available by separate negotiation. Please contact Matt Bettsworth for further information.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

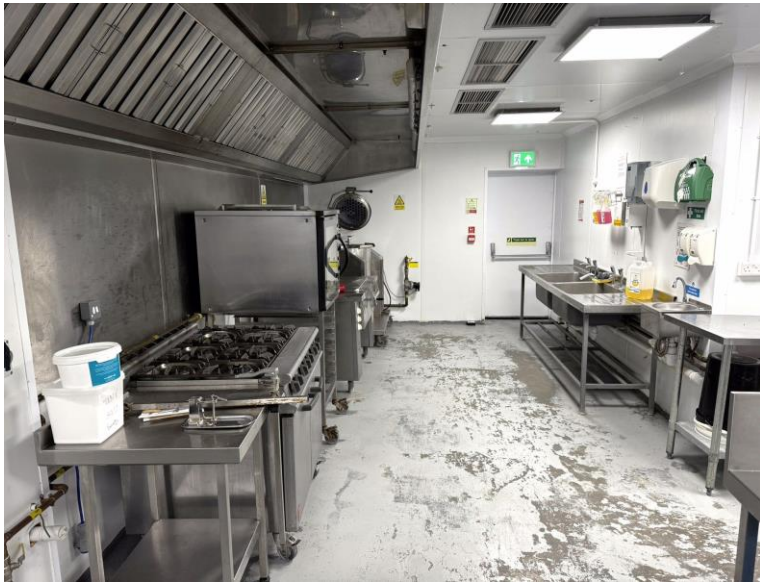
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Unit 2 & 3 Glebe Farm

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Unit 2 & 3 Glebe Farm

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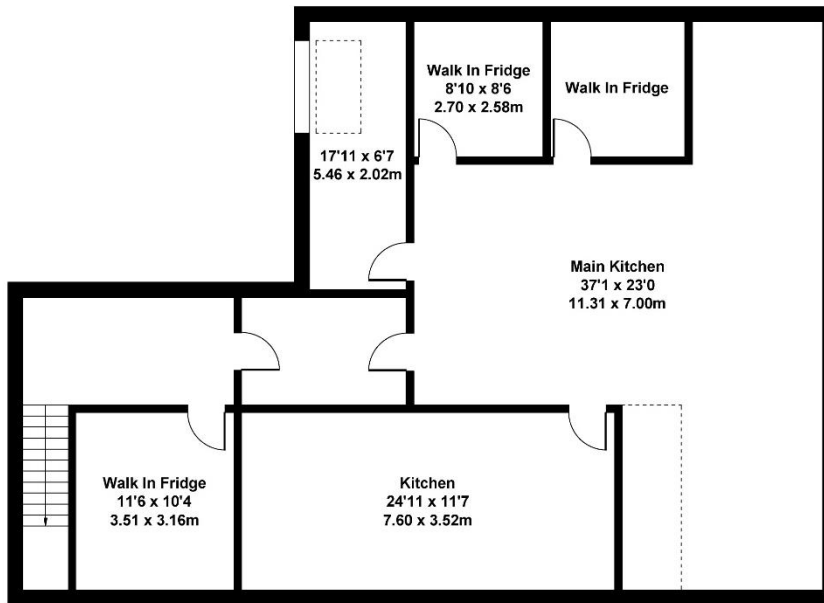
Glebe Farm

Approximate Gross Internal Area
4435 sq ft - 412 sq m
(Excluding Void)

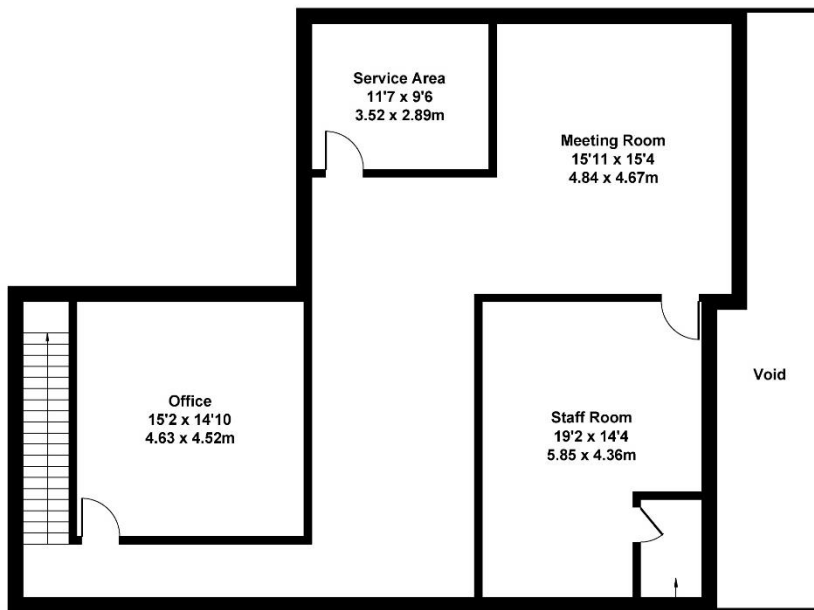
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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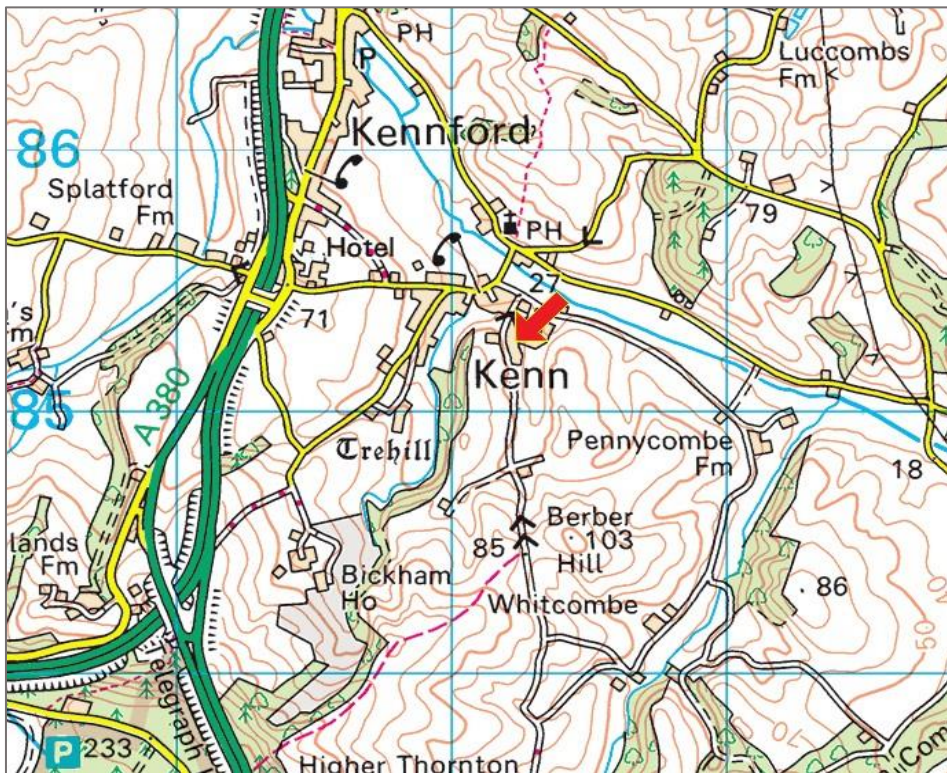


Family Business
3 Generations
Since 1943



Unit 2 & 3 Glebe Farm

Kenn, Exeter, Devon, EX6 7UL



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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