

Yard 5, Wrigwell Estate

Ref No: 5018

Ipplepen Road, Ipplepen, Devon, TQ12 5UB



Fenced Storage Yard/Compound Close to Ipplepen

Gross Area Approximately 907m² (9,763 sq ft)

Easy Access Via Ipplepen and the Totnes Road

Secured by Newly Installed Gated Entrance

Surfaced with Compacted Hardcore

Annual Rental of £15,000

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DESCRIPTION

The yard is located on the Wrigwell Estate, located off Ipplepen Road. The yard is easily accessible from Ipplepen, which is connected to the Totnes Road (A381) which connects Totnes to Newton Abbot.

The yard has recently been created by the landlords, with new fencing and gates being installed to create a secured compound. The yard has been levelled with compacted hardcore and is connected to an electric and water supply.

MEASUREMENTS

Width: 29m (95' 2")

Depth: 27.3m (89' 7")

TENANCY

The yard is available on a new lease with exact terms to be agreed on negotiation. The lease will be outside the Landlord & Tenant Act 1954. A rent deposit will be required, with an exact amount to be agreed on application.

RENT

The yard is on the market for £15,000 per annum (£1,250pcm), and is payable monthly in advance.

UTILITIES

Connected to water and electric.

VIEWING

Drive by viewings of the yard are acceptable. For onsite viewings, interested parties are advised to contact the Agents, Bettsworths to arrange.

WHAT3WORDS

intricate.manages.spades

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



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