

Unit 6 School Road Business Park

Ref No: 5082

School Road, Newton Abbot, Devon, TQ12 2JU



Workshop/Store in Central Newton Abbot Location

Smart Workshop/ Store Available for Immediate Occupation

Gross Internal Area Approx. 77m² (829 sq ft)

Central Location – Close to Town Centre and Easy Access to Penn Inn

Eligible for 100% Small Business Rates Relief

Annual Rental of £7,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Unit 6 School Road Business Park

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DESCRIPTION

Located on the School Road Business Park, in Newton Abbot's Town Centre. The Business Park is located behind Union Street, with easy access in on the A381 from the Penn Inn Roundabout.

School Road Business Park is formed of a number of trading units, of various sizes and configuration. Recently under new ownership, the business park is currently being improved and renovated, with a vision of becoming a business hub in the Town Centre.

Unit 6, is the first phase of renovated units on the estate and is available for immediate occupation. Comprising a light industrial unit, with roller shutter, single phase electric, water supply and WC. The unit is well suited for various workshop/storage uses.

The unit has space for three vehicles in front of it, which will be offered informally alongside the lease.

The accommodation briefly comprises:-

WORKSHOP

43' 3" x 20' 8" (13.18m x 6.30m) (max)

WC

GROSS INTERNAL AREA

77m² (829 sq ft).

TENURE

The property is available by way of a new 3 Year Full Repairing and Insuring lease, outside the Landlord and Tenant Act 1954. The landlord is open to flexible lease terms and interested parties are advised to contact the agents, Bettesworths to discuss.

RENT

£7,000 per annum, exclusive. Rent payable monthly in advance.

DEPOSIT

A rent deposit of £1,750 will be payable prior to commencement of the lease.

BUSINESS RATES

2023 List: £10,000.

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC EXEMPT

VIEWING

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

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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