

Enclosed Storage Compound

Ref No: 4707

Moles Lane, Paignton, Devon, TQ3 1SY



Storage Yard/Compound Close to Torbay Ring Road

Approximately 1,100m² (11,850 sq ft)

Secured by Gated Entrance

Currently Unsurfaced

Use Restrictions Apply - Please Read Marketing Details Carefully

Monthly Rental of £895

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

The property is located off Moles Lane, close to the roundabout of Hamelin Way and Hellevoetsluis Way (Torbay Ring Road). Access is from Moles Lane onto Marldon Road.

This gives excellent transport links to Torbay and the wider South Devon area. The site comprises a slightly sloping and unsurfaced storage compound.

SHED

8' 2" x 8' 2" (2.5m x 2.5m)

RESTRICTIONS

The following use restrictions apply:

1. No access before 7am or after 7pm (unless by prior agreement with Landlord).
2. No noise from machinery, power tools etc.
3. Not for use as scaffolding yard.
4. No obstruction to the gate or access at any time.
5. Occupier must have own contents and public liability insurance; the Landlord will accept no liability for damage or theft.
6. The site is to be left cleared at the end of the term.
7. No nuisance to be caused to the neighbours.

TENANCY

The property is to be available for occupation for an initial period of 12 months.

The tenant will not be granted any Security of Tenure Rights (under the Landlord & Tenant Act 1954).

VIEWING

Access for viewings is strictly by prior appointment with the Sole Agents, Bettsworths. 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.leasebusinesspremises.co.uk



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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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