

# Unit 6D Webbers Yard

Ref No: 4949

Shinners Bridge, Dartington, Totnes, Devon, TQ9 6JY



## Industrial Unit on Popular Trading Estate To Let

Ground Floor Area Approx: 75m<sup>2</sup> (807 sq ft)

Mezzanine Floor Area Approx: 33m<sup>2</sup> (355 sq ft)

Loading Bays/ 2 Parking Spaces Under Covered Canopy

Suitable for a Wide Variety of Occupiers

Annual Rental of £11,000

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

Webbers Yard is situated on the edge of the village of Dartington, just outside of Totnes, close to the junction of A384 and A385 known as Shinners Bridge. The location has excellent links via the A38 to the neighbouring cities of Exeter 28 miles away and Plymouth 23 miles away.

## DESCRIPTION

The property comprises a mid-terrace light industrial unit. The unit is arranged as workshop with concertina loading doors and a half mezzanine arranged as an office. The unit benefits from two parking spaces at the front, under a covered canopy and a 3-phase electric supply.

The accommodation briefly comprises:-

### WORKSHOP

42' 1" x 19' 2" (12.83m x 5.84m)

With concertina shutter door, 3 phase electric supply and a water supply at the rear of the unit.

### MEZZANINE OFFICE

19' 2" x 18' 9" (5.84m x 5.72m)

### OUTSIDE

Parking to the front for two vehicles, under a canopy, with further visitor parking available on the estate.

### TENURE

Available on a new FRI lease with exact terms to be agreed on negotiation.

### SERVICE CHARGE

A low service charge is levied for the maintenance and upkeep of the estate. Further details can be provided on request from the Agents.

### BUSINESS RATES

2023 List: £4,850.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council.

### EPC RATING D

### VIEWING

Viewing is highly recommended and can be arranged 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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