

# Unit 6B & 6C Webbers Yard

Ref No: 4950

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



## Double Industrial Unit on Popular Trading Estate To Let

Ground Floor Area Approx: 150m<sup>2</sup> (1,615 sq ft)

Loading Bays/4 Parking Spaces Under Covered Canopy

Potential to Let as Two Separate Units Approx. 75m<sup>2</sup> Each

Suitable for a Wide Variety of Occupiers

Annual Rental of £20,000

Interested in this property?  
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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 two smaller units, which have been partially knocked through to create one larger unit. The two sides benefit from shutter loading doors and individual 3 phase electric supplies.

The unit benefits from four parking spaces at the front, under a covered canopy.

The unit is offered to let as one but could be split in to two for parties with smaller size requirements.

The accommodation briefly comprises:-

### UNIT 6B

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

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

**Available to let at £10,000 per annum.**

### UNIT 6C

42' 1" x 19' 6" (12.83m x 5.94m)

With concertina shutter, 3 phase electric supply, water supply at rear and a timber stud partition at the front of the unit.

**Available to let at £10,000 per annum.**

### UNIT 6B & 6C

Gross Internal Area Approx. 150m<sup>2</sup> (1,615 sq ft).

**Available to let at £20,000 per annum.**

## OUTSIDE

Parking to the front for four vehicles, under a canopy, with further visitor parking available on the estate. 2 parking spots are allocated to 6B and 2 to 6C.

## 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: £11,750.

**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 E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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