

56a East Street

Ref No: 4970

Ashburton, Newton Abbot, Devon, TQ13 7AX



Convenient & Well-Presented Commercial Unit To Let

In the Heart of the Thriving Town of Ashburton

Net Internal Area Approx: 53m² (570 sq ft)

Suitable for Various Uses: Office, Retail, Beauty, etc. (STC)

New Lease with Terms to be Agreed

Annual Rental of £7,000 + VAT

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LOCATION

Ashburton is one of only four Stannary Towns in Devon with tin being mined in the area as far back as Roman times. This vibrant, colourful and quirky town is easily access via the Devon Expressway, the A38, and is situated roughly halfway between Plymouth (25 miles) and Exeter (20 miles).

It is the largest town to lie fully within the boundary of the Dartmoor National Park. Its close location to Dartmoor makes it an ideal touring centre for walks, pony trekking and other activities on the moor. The location of the attractive and affluent town with its main shopping street of East Street and North Street make Ashburton an ideal home for a large number of quality independent businesses.

DESCRIPTION

A smart, extremely well presented commercial unit, comprising of ground floor only accommodation of approximately 53m² (570 sq ft). Part of the former Red Lion Inn, which has been sympathetically converted by Heavitree Brewery.

The accommodation comprises a well situated and characterful premises that would be a suitable location and layout for a variety of small business users.

The accommodation briefly comprises:-

GROSS WIDTH

34' 1" (10.38m)

DEPTH

16' 9" (5.10m)

KITCHENETTE

A small office style kitchenette with cupboards, worktop and farmhouse style inset sink.

WC

TENURE

The property is available by way of a new Full Repairing and Insuring Lease, exact terms and lease length to be agreed by negotiation.

RENT

£7,000 Per Annum Exclusive

BUSINESS RATES

2023 List: £9,900.

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 contact the Agents for further details.

LEGAL COSTS

Each party will bear their own legal costs incurred in any transaction.

EPC AWAITED

VIEWING

Viewing is prior appointment and can be arranged 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.leasingbusinesspremises.co.uk



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