

Unit 3 Glebe Farm

Ref No: 5101

Kenn, Exeter, Devon, EX6 7UL



Professional Outside Catering Kitchens

Ideal Location with Immediate Access to A380 & M5 Motorway Network

Purpose Built Unit Fitted to a High Standard

3 Dedicated Walk in Fridge Freezers & Full Extraction

Office/Meeting Rooms and Ancillary Space

£10,000 Leasehold

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LOCATION

Glebe Farm in Kenn, Devon is strategically located for a commercial use combining a rural setting with excellent access to key transport links. The units are situated on a small, light industrial development at Glebe Farm, located just outside the village of Kenn near Exeter. The property is approximately ten minutes drive from Exeter, providing convenient access to the city's facilities and the M5 motorway. The units lie close to the A379 Road linking to Dawlish and Teignmouth and the A380 to Torbay and the wider South Devon area.

DESCRIPTION

The unit comprises a large unit providing two professionally arranged catering facilities, with three walk-in fridge/freezers at ground floor level and further ancillaries and office space above.

The premises have previously been used by the Rockfish Group as a satellite preparation and processing kitchen for their restaurants in the area. Changes in their operations have led to the unit becoming available, providing an excellent opportunity for catering or hospitality businesses looking for an 'fit for purpose' dedicated outside catering facility, within the South Devon area, ready to operate immediately.

The accommodation briefly comprises:-

UNIT 3

'L' shaped premises arranged over two floors comprising:-

GROUND FLOOR ENTRANCE LOBBY

Leading to:-

WALK IN FRIDGE

HOLDING LOBBY

COMMERCIAL KITCHEN

With non-slip flooring and commercial extraction canopy to far corner. Through to:-

MAIN PREPARATION KITCHEN

Arranged in an 'L' shaped formation, with non-slip flooring and large professional extraction canopy to far end.

2 X WALK IN FRIDGE/FREEZERS

SEPARATE AREA

With roller shutter door.

Stairs to:-

FIRST FLOOR

OFFICE

With carpet tiles and strip lighting.

STAFF ROOM

With:-

SEPARATE BATHROOM

With shower cubicle, WC and wash hand basin. Interlinked with;

KITCHENETTE AREA

With sink, drainer and domestic cupboard.

LARGER MEETING ROOM

With carpet tiles.

BOILER/SERVICE ROOM

GENERAL INFORMATION

SERVICES

We understand that the property is connected to all mains services.

LEASE

Subletting of part of premises and purchase of equipment.

Underlease of Unit 2, under the existing headlease of unit 2 & 3 dated 10th August 2022, between Amanda Catherine Pitts and Hillside Foods Limited (since assigned to Rockfish Ltd) at a rental of £12,000 per annum. Sub lease to mirror the terms of the headlease, divided between 2 units.

N.B Headlessee has the option to break the lease on 10th August 2029. Landlotd will consider letting beyond this term.

INVENTORY

Any loose inventory is available by separate negotiation. Please contact Matt Bettsworth for further information.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be

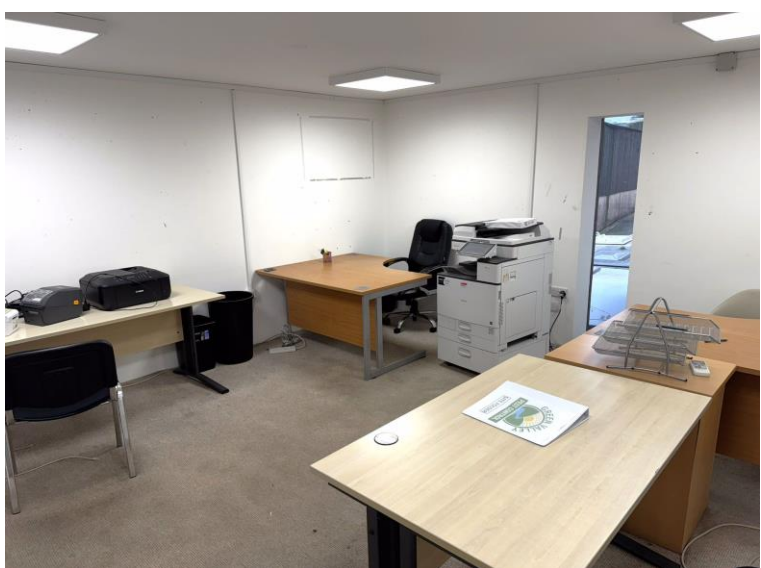
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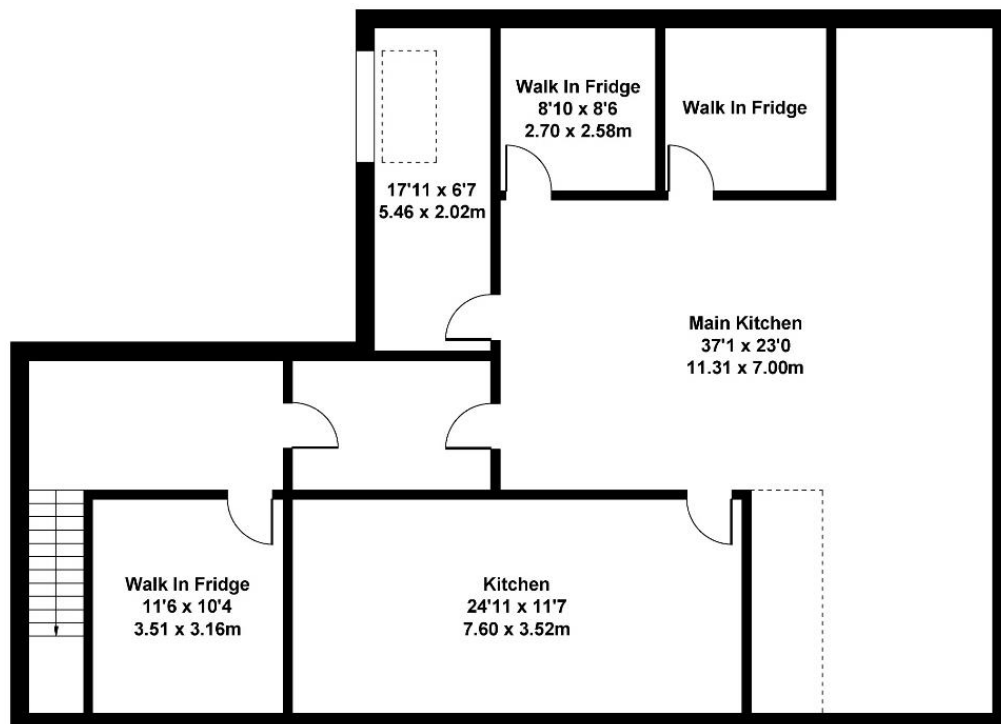




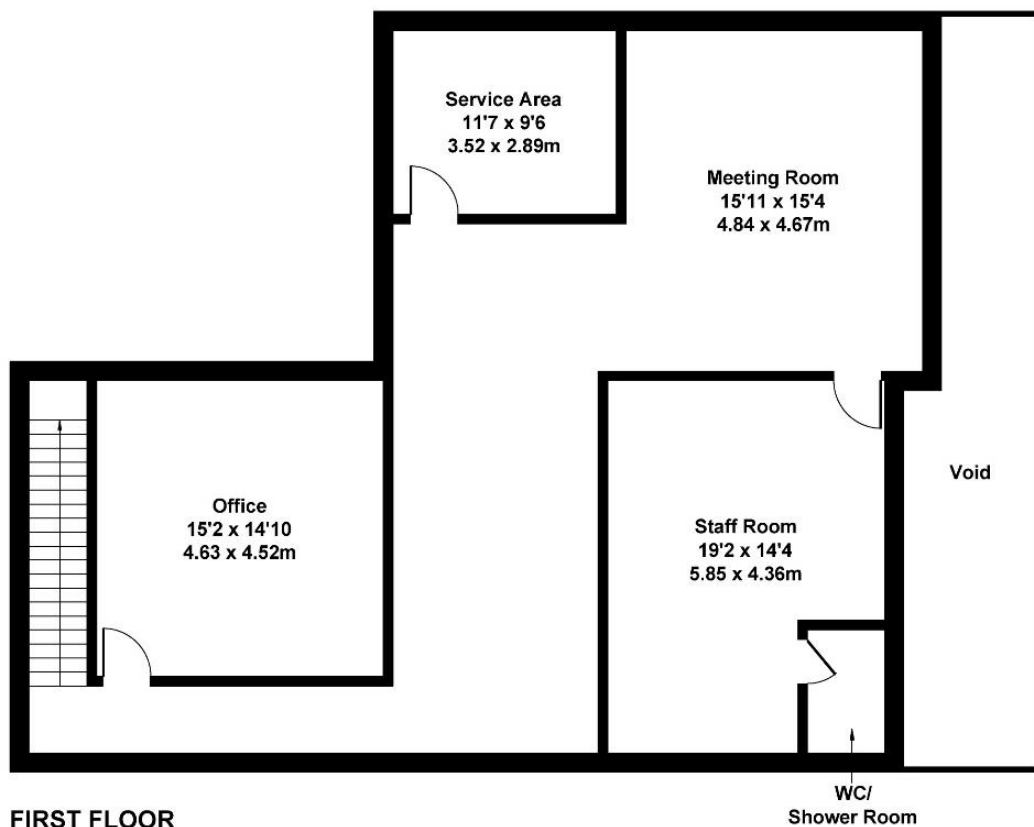
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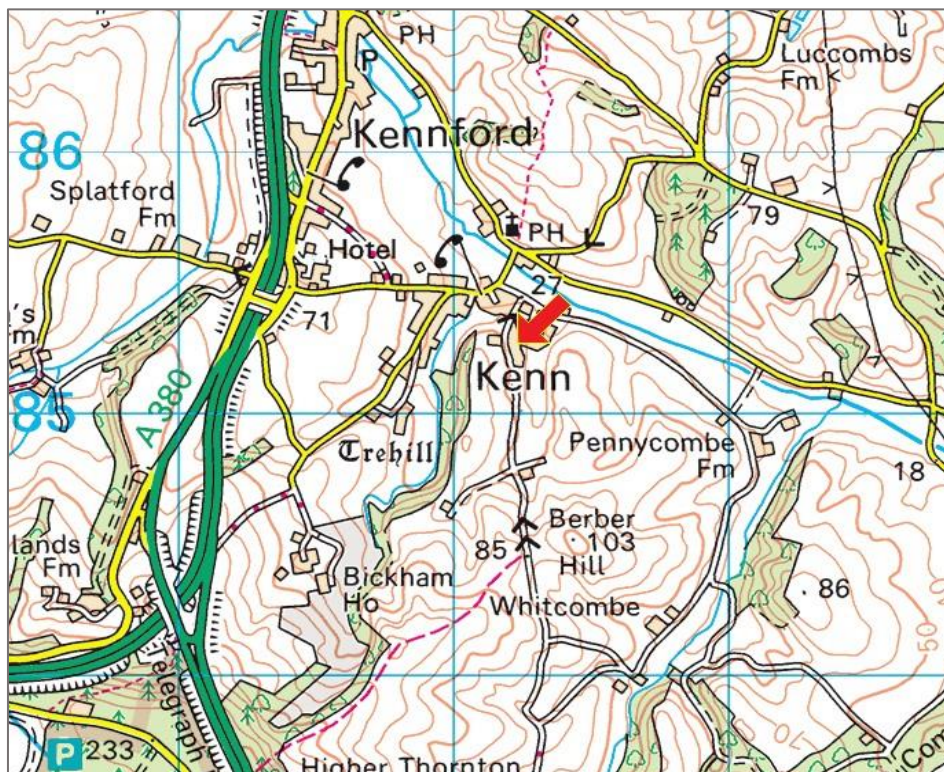


GROUND FLOOR



FIRST FLOOR

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