

Cornwall | Devon | Somerset | Bristol

To Let

£9,900 pax

Unit 10, Swan Units, Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL 900 Sq Ft (83.60Sq M)

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RECE

SERVICING MOTS CAMBELTS

Summary

- Ideal starter unit on popular estate with car parking
- Easily accessible location close to Junction 29 & 30 of M5 and A30
- 900 sq ft (83.61 sq m)
- New lease available
- 100% Rates Relief may be applicable to qualifying parties
- Rare opportunity to acquire a small business premises
- May suit alternative uses (subject to planning)

Location:

The Swan Units estate is in close proximity to both the A30 (A303) and Junctions 29 & 30 of the M5 motorway. The city centre is within approximately 3 miles and a regular Park & Ride facility is located on the Sowton Industrial Estate.

Description:

No 10 Swan Unit comprises a terraced industrial unit fronting a communal forecourt. A roller shutter door to the front, open plan warehouse, kitchenette area, welfare facilities, fire exit to the rear and two allocated car parking spaces.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft	
Total	83.60	900	

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (110)

Planning:

The amended use classes would mean this property could be used for E class uses. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,750 therefore making the approximate Rates Payable £5,863.25 per annum for 2023/24.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.



CONTACT THE AGENT

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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to Leasingbusinesspremises could for further information. Vickery Holman for themsetves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the loyment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

Terms:

Legal fees:

administraiton costs.

for

VAT:

Code

premises:

Premises, 1st Edition.

contact the sole agents.

repairing and insuring lease.

The premises are available by way of a new full

Each party to be responsible for their own legal fees in

relation to this transaction. A contribution of £750 plus

VAT is required towards the Landlord's legal and

The property has been elected for VAT and therefore

Interested parties are advised to seek professional

advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business

Further information and viewings:

For further information or to arrange a viewing please

leasing

business

VAT will be charged on the rent and service charge.

