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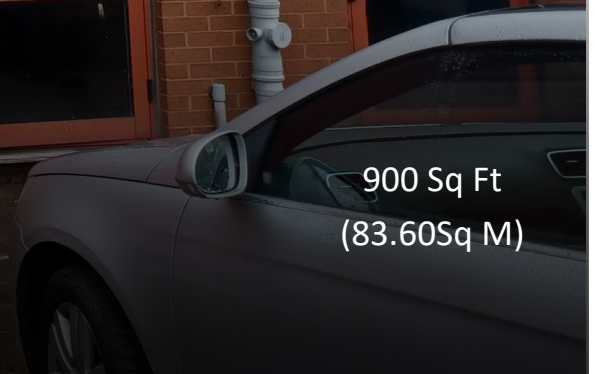


To Let

£9,900 pax

Unit 10, Swan Units, Heron Road, Sowton
Industrial Estate, Exeter, Devon EX2 7LL

900 Sq Ft
(83.60Sq M)



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.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new full repairing and insuring lease.

Legal fees:

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 administration costs.

VAT:

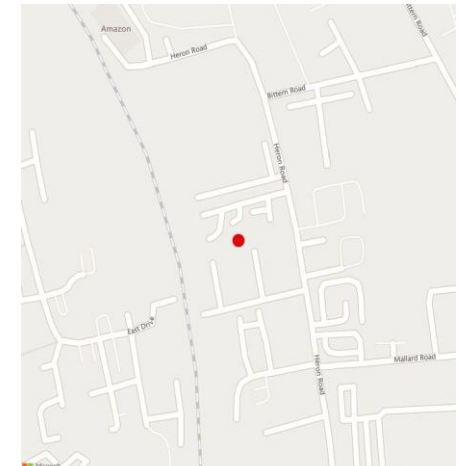
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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