

MODERN BUSINESS UNIT - FOR SALE

Exminster

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PROPERTY CONSULTANTS



MODERN OFFICE + PARKING, WITH POTENTIAL FOR MULTIPLE ALTERNATIVE USES

Ground Floor
85, Old Quarry Drive
Exminster
Devon
EX6 8FJ

538 sq ft
(50 sq m) net approx

- Potential for alternative commercial Uses or conversion back to residential use.
- Car parking for 2 cars.
- Business rates exempt.

85, Old Quarry Drive, Exminster, Devon, EX6 8FJ

Location

The premises is situated within a modern development near the centre of the attractive and convenient village of Exminster, on the periphery of Exeter. Exminster comprises a blend of modern, contemporary and period homes with an amenity-packed village centre, providing a Post Office, school, shops, bakery, health centre and several public houses and restaurants. The village is located only 4km to the south of Exeter City Centre, with regular bus routes to all parts of the city. The Property is located only 1km to the East of Junction 31 of the M5 and 1.5km to the east of the A38 link road, providing ease of access to Newton Abbot, Torbay and Plymouth to the south.



Description

The Property consists of a modern ground floor office premises, below a residential apartment within an attractive Bloor Homes development. The building is constructed of brick elevations incorporating dual aspect, double-glazed uPVC windows and a composite entrance door.

Internally, the accommodation is divided into the main open plan room, currently configured as an office suite with a disabled WC and plant room housing the boiler and electrics, located in an adjacent room.

The office accommodation comprises a modern specification incorporating:

- Suspended, carpeted floor, housing floor boxes with power and data sockets.
- Further wall-mounted power sockets.
- Gas central heating, via wall-mounted radiators.
- Suspended ceiling providing 2.4m ceiling height and recessed Cat 2 lighting.
- Intruder, smoke and carbon monoxide alarms.
- Modern open-plan kitchenette with breakfast bar.
- The Property benefits from 2 car parking spaces in the rear car park.

The premises has previously been used as a local site office by the developer, however would lend itself well to alternative commercial uses under the recent changes to the planning Use Classes Order, described in more detail below.

Accommodation

Area	Sq ft	Sq m
Ground floor	538	50

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Asking Price

A long-leasehold interest of 125 years is offered for sale at an asking price of £129,950.

The above is exclusive of VAT business rates, utilities and other outgoings. The Property is elected for VAT.

A peppercorn ground rent will be payable.

Business Rates

Rateable Value (2020/21): £4,350

The above rateable value is below the £12,000 threshold. Accordingly the Property should be business rates exempt, however interested parties should make their own enquiries to Teignbridge District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Planning

We consider the Property to have traditionally benefitted from the old Use Class B1(a) for use as office accommodation. However, since the 1 September 2020, the old use class has been replaced by Class E, which as well as the traditional office use, now also provides the ability for the premises to be used as a café/restaurant, retail unit, for professional services, clinical/medical use and child care use.

We recommend any interested parties enquire with the Planning Department of Teignbridge District Council should they have any queries.

Energy Performance Certificate

The EPC rating is B (48).

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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