

On the instructions of F Berndes Ltd

## Unit 15 Speedwell Units

Nelson Road, Industrial Estate, Dartmouth, TQ6 9SZ



### Agency and estates management:

- Commercial agency
- Planning consultancy
- Land surveying
- Rating and valuation
- Estate management
- Compulsory purchase
- Rural management

- A self-contained industrial/warehouse unit
- Internal area approximately 388 sq ft (36 sq m)
- Rent £3,800 per annum plus VAT
- Two parking spaces

### Contact: Tom Hancock

T: 07824 609229

E: [Tom.hancock@norsegroup.co.uk](mailto:Tom.hancock@norsegroup.co.uk)

Or

Izabela Wrobel

T: 07711 189281

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Sainsbury's  
↓

A photo of a standard unit



Entrance to the Estate a couple of years ago



## Introduction

A self-contained industrial/warehouse unit situated within a small estate of sixteen units.

## Description

- 388 sq ft/36 sq m gross internal area
- The unit is 5.85m wide and 6.16m deep
- Loading doors is 1.92m wide x 1.96m high
- There is a small WC/washroom
- Two parking spaces

## Planning

The estate is believed to have B1 (Light Industry) now called Class Eg, and B2 (General Industry) and B8 (Storage & Distribution) planning consent, but you are advised to make enquiries to South Hams district Council Planning Department (01803 861234) to make sure that your proposed use is acceptable on planning grounds.

## Services

Electricity, mains water and drainage but no gas to the unit.

## Rent

£3,800 per annum plus VAT.

## Leasing terms

It will be a six-year lease but a break clause is available with six months' notice provided the tenant stays three years. A shorter minimum period may be available by negotiation. The tenant is responsible for all repairs and decoration. The buildings insurance and ground maintenance is paid by the tenant via a service charge which is currently £131.36 plus VAT per quarter.

## Business rates

The rateable value of Unit 15 is awaiting reassessment as an individual unit. It is expected to be £3,500. If you qualify for small business rates relief you will pay no business rates. You will qualify if this is your only business premises. If you do not qualify for small business rates relief the amount payable in 2024/2025 is expected to be about £1,746pa.

You must contact South Hams District Council to claim small business rates relief. This information is given in good faith but you are advised to make your own enquiries to South Hams District Council on 01803 861234 or [Business.Rates@swdevon.gov.uk](mailto:Business.Rates@swdevon.gov.uk).

## EPC

The unit has an Energy Performance Certificate issued June 2023 with a 'C' Rating.

## Costs

The incoming tenant is required to pay the landlord's solicitors fee which is expected to be around £500 plus VAT.

## Viewing

By appointment with South West Norse Ltd. Please contact:

Tom Hancock:

T: 07824 609229 or 01392 351013

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Izabela Wrobel:

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## Directions

If coming from Totnes turn left off the A3122 just before Sainsbury's supermarket. This road is Nelson Road. Almost immediately there is a mini roundabout. Go straight on and continue for half a mile. You will then see the Speedwell Units on the right.

## Health & Safety

The garden area is currently used as a construction site compound. All visits must be accompanied.

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

## Important Notices

South West Norse for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether

in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

5. The vendors do not undertake to accept the highest or any of the tenders or offers received.

6. South West Norse is obliged under the Proceeds of Crime Act 2002 [ as amended] and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2022 to verify the identity of the purchaser of any description.

## Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

