

£3,000 per annum

Honiton Park and Ride Kiosk

Honiton Road, Sowton Industrial Estate, Exeter, EX1 3PE



Agency and estates management:

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

- Net internal area of approximately 119 sq ft [11m²]
- Rent - £3,000 per annum
- Attractive location
- Disabled access

Izabela Wrobel

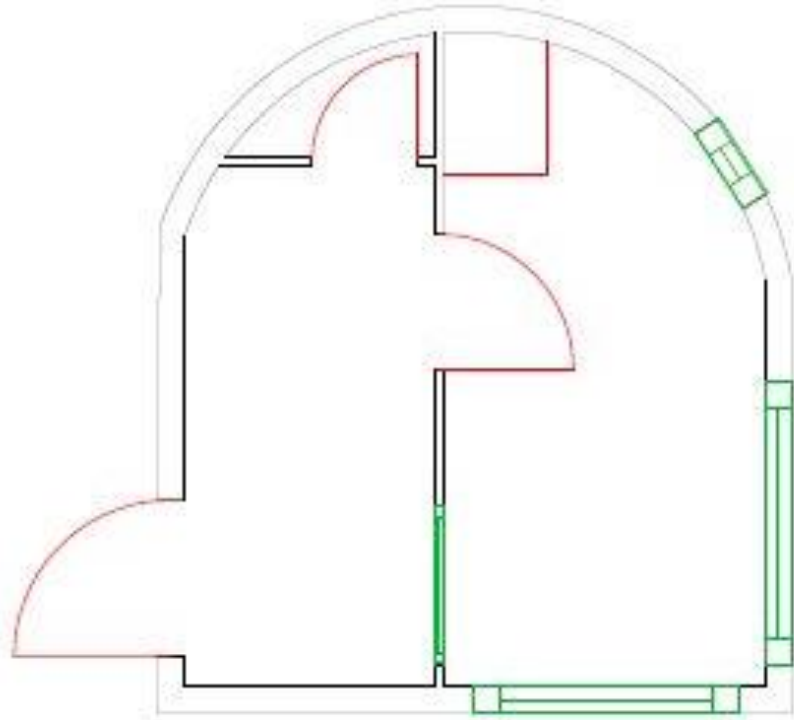
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agency and estates management | integrated design services | surveying and maintenance | management consultancy | partnerships and joint ventures

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Location

The property is conveniently located at Sowton on one of the main roads in Exeter, next to the Honiton Road Park & Ride and nearby M5 Motorway providing quick links into the city centre and wider region.

Description

Honiton Park and Ride Kiosk is a unique space suitable for a variety of purposes. The property has a waiting area and a built-in cupboard. The kitchenette has a sink and space for a fridge/freezer. As well as three windows for ventilation, the property benefits from air conditioning.

The disabled access includes a ramp and automatic doors. There is no WC at the property, however, the public conveniences at Honiton Park and Ride are located directly underneath the building.

Leasing Terms

The lease length is five years; however, the tenant can serve a 6 months' written notice subject to a minimum stay. The Council would ideally like the time to be 2 years, however this is open to negotiation. subject to a minimum stay of two years.

The equivalent of two month's rent will be required for the deposit.

The tenant is responsible for internal repairs, unlike in many other commercial property lettings, there is no separate liability or charge to the tenant for the external repairs.

Rent

The rent is £3,000 per annum for the first three years, and £3,500 thereafter. There is no rent review.

Services

The landlord will re-charge the tenant for electricity and water charges.

Site Area

The net internal area of the property is 119 sq ft [11m2].

Insurance

The landlord will insure the premises and will not recharge the cost of insurance to the tenant. The tenant is responsible for business contents insurance to protect possessions and equipment.

Business Rates

The property qualifies for small business rates relief. If this is your only business premises you will pay no rates. The Rateable Value is £2,550, the rates payable in 2024/25 are £1,272.45. However prospective tenants are advised to check with Exeter City Council on 01392 265559.

Signage

Signage allowed with landlord's permission.

Viewing

By appointment with South West Norse Ltd. Please contact:

Izabela Wrobel:

T: 07711 189281 or 01392 351188

E: Izabela.Wrobel@norsegroup.co.uk

Health & Safety

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. 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 any proposed tenant

Misrepresentation Act 1967

Misrepresentations Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.