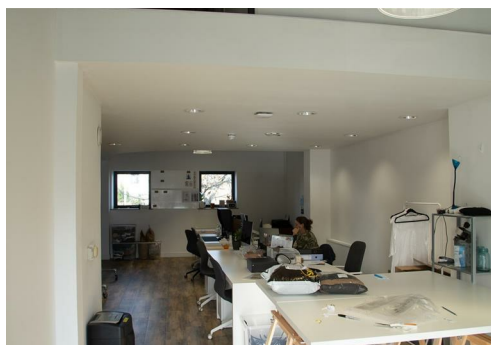




Unit A2 Webbers Way

Unit A2 Webbers Way, Webbers Way, Dartington, Totnes, TQ9 6JY



DESCRIPTION

Constructed 2015. Modern office /studio space, well fitted out to a very highly standard.
Gross internal approx 227 sq. meters arranged on three floors.
Gas fired central heating Air circulation system.
MEES compliant EPC B

Two parking spaces outside the front of the property.

TENURE

Long Leasehold 999 years from 2025
DN675872
Commercial tenancy 7 years from 2022
DND745029

BUSINESS RATES

Rateable Value £15,000 as at April 2023

SERVICE CHARGE

To be advised.

EPC

B - 45

VIEWING

Viewing is by prior appointment with through the agent.
Stags Tel. 01803 865116.
(Please give as much notice as possible, business hours only)

DIRECTIONS

From Morrisons Petrol filling station proceed towards the cross roads. Go straight ahead towards Dartington/Plymouth. Follow the road to the mini roundabout and go straight ahead.
Passing the shinne's bridge Filling station to the left. The turning for Webbers way can be seen to the left some 50 meters on.

LEGAL FEES

Each Party to bear own costs

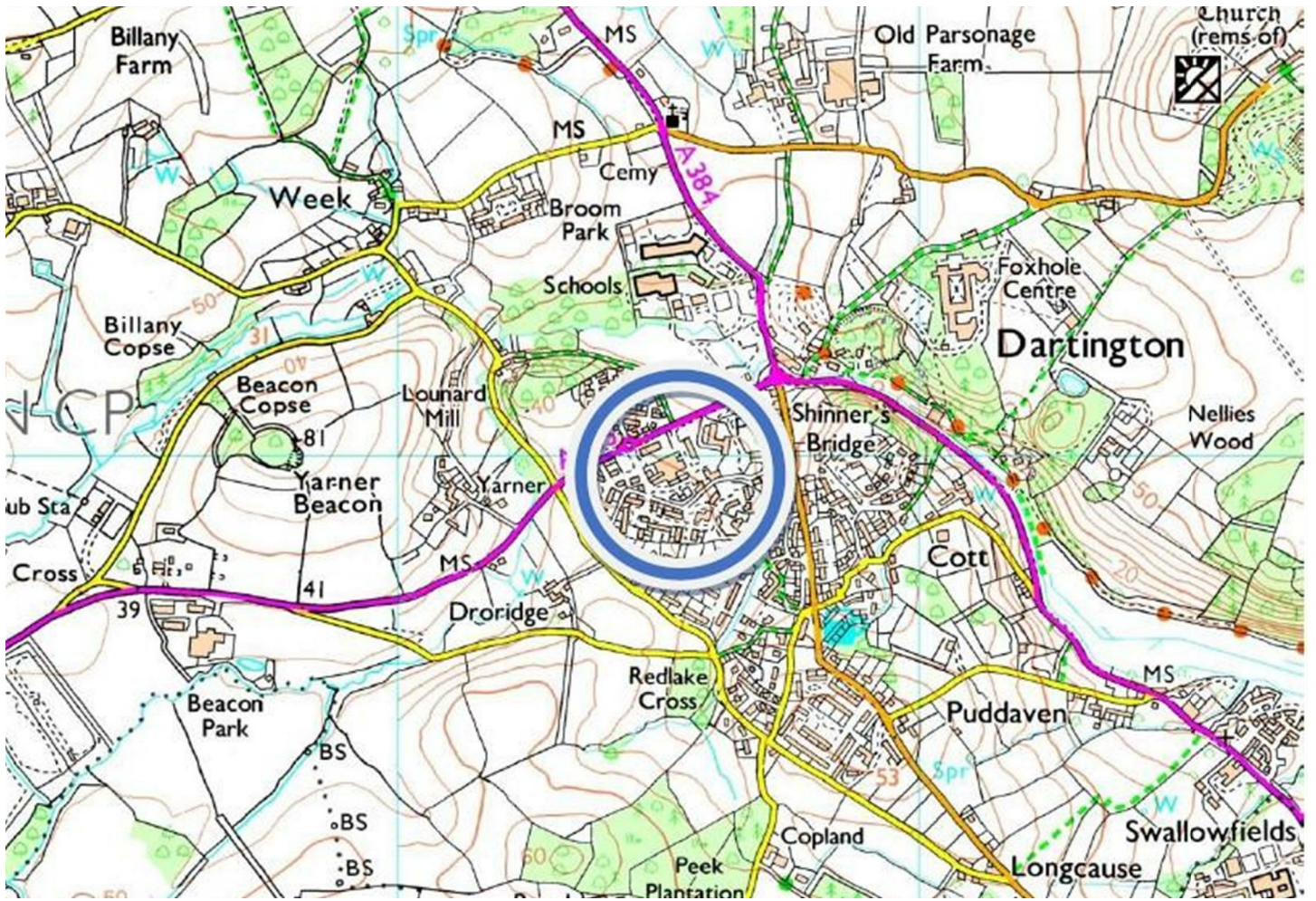
PARKING

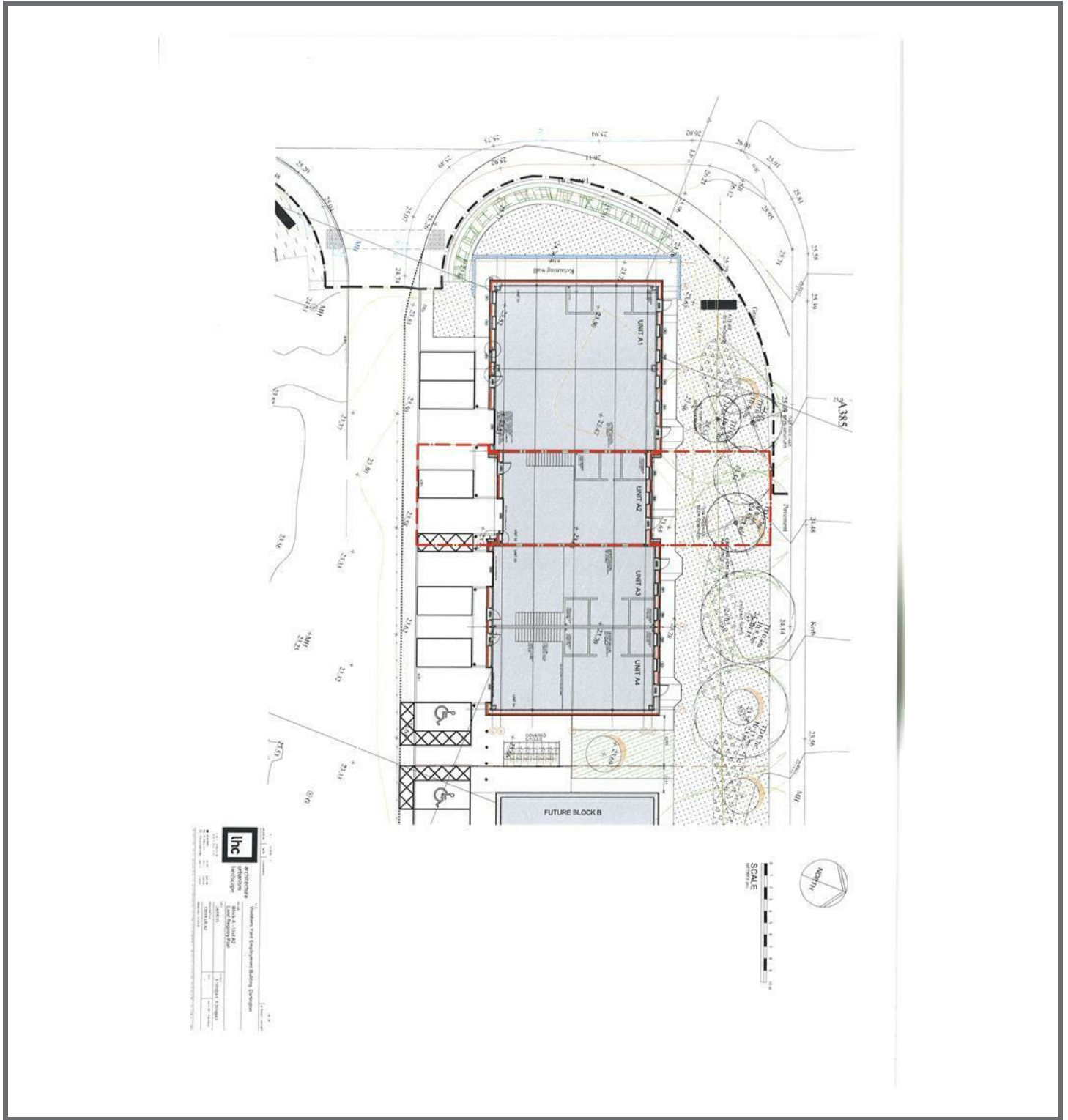
Intermediate superior lease 999 years from March 2015 let to fashion chain Busby and Fox as Head office.

Term 7 years commencing March 2022, stepped rent to £35,000 FRI from year 3, break at march 2027 - Contracted out of time LTA 1954

- Investment Property
- An Ideal investment, built 2015 modern well appointed offices with open plan space to include meeting rooms and Board room.

Guide Price £485,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			
89-91	A		
81-88	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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