



National
Trust

South West

To let

The Stables, Lorna Doone, Lynton, Devon
EX35 6NU



An exciting opportunity to lease a commercial space within the famous
Doone Valley in Exmoor National Park.

Available now

To apply please contact Charles Hallam at
charles.hallam1@nationaltrust.org.uk

Lorna Doone

The Doone Valley is a popular and historic valley setting within Exmoor National Park. The Valley, made famous by the R. D. Blackmore novel, attracts over 50,000 visitors annually and is a popular destination with walkers, being close to miles of public rights of way and the South West Coast Path.

Within the Valley is a large National Trust car park, public toilets and a successful art shop, as well as 2 popular campsites and 5 holiday cottages.

The Tenancy

Term

The property is available to let under a Landlord & Tenant Act 1954 lease for a fixed term of five years.

Rent

The prospective tenant is asked to propose a tendered rent. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent Reviews

The National Trust carries out rent reviews of the property every three years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Landlord and Tenant Act 1954

The lease will be contracted out of sections 24 to 28 (inclusive) of the Landlord and Tenant Act 1954.

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.

Services

Tenants will be responsible for all utilities e.g. power and any business rates. **All other outgoings will be the responsibility of the tenant e.g. telephone line.**

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure and exterior of the building, provision of power and water to the property and external decoration.

The Tenant will be responsible for internal repairs and decoration, maintenance and servicing of any

appliances, outdoor spaces, fences, drives and the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single commercial unit only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Business Rates

The tenant is to pay Business Rates.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free Earking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

EPC

The property is currently exempt under the EPC regulations. A change of use may require an EPC.

Potential Uses

The National Trust considers that, subject to planning and other consents being granted, the property has potential for uses such as:

Retail / crafts

Education Facility

Workshop

Brewery / bakery

Exhibition/gallery space;

Community Area

The National Trust is particularly interested in applicants who are prepared to work with the Trust to deliver its wider objectives. This may include allowing a National Trust presence alongside any commercial activities proposed by the applicant.

Any alteration will require prior written consent from the Trust, who may withhold consent at its absolute discretion, as well as planning and listed building consent which would be the tenants responsibility to achieve.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact Charles Hallam on

charles.hallam1@nationaltrust.org.uk

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants



