

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

**To Let**

DRN01030

**Sand Barn, Wrangaton, South Brent, TQ10 9HJ**

**Workshop in Rural Setting**



**Approximately 2,700 Square Feet**

**To Let at £12,000 a year**

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL

Tel: 01626 353881 Email: [land@rendells.co.uk](mailto:land@rendells.co.uk)



**SITUATION:**

A modern building approximately 60' x 45' (18m x 13.80m) constructed of steel frame with Galvaprime sides. Some block walls, large steel frame double doors and a smaller pedestrian door to the side. This building contains a workshop, wc, utility room, kitchen and side room with parking for a maximum of 6 vehicles.

**ACCOMMODATION:**

Workshop Area: 43' 11" x 58' 7" (13.22m x 17.86m)  
Kitchen: 10' 4" x 11' 1" (3.15m x 3.38m)  
Side Room: 5' 10" x 10' 5" (1.79m x 3.17m)  
Shower room: 5' 10" x 5' (1.79m x 1.54m)  
Storage Room: 6' x 4' 11" (1.83m x 1.51m)

**SERVICES:**

Mains electricity and Mains water will be billed separately. There is a septic tank for the barn.

**ENERGY PERFORMANCE CERTIFICATE:**

EPC Rating – Band G (361)

**THE LEASE:**

Available by way of a new fully repairing and insuring lease of 2 years. Contracting out Landlord & Tenant Act 1954.

**RATEABLE VALUE:**

Rateable value – To be confirmed  
NB: 100% Small Business Rates Relief may be applicable to qualifying occupiers. Interested parties are advised to make their own enquires with the Local Planning Authority, please contact South Hams District Council (01803 861234) for further information.

**RENT:**

£12,000 a year

**VAT:**

All figures quoted are exclusive of VAT.

**COSTS:**

Each party will pay their own legal costs.

**LOCAL AUTHORITY:**

South Hams District Council, Follaton House, Plymouth Road, Totnes. TQ9 5NE Tel: 01803 861234

**DIRECTIONS:**

From the A38 heading towards Plymouth, take the exit for Wrangaton at the end of the slip road turn right. Once over the flyover turn left onto the B3213 then take the second right onto Green lane after 0.3 miles turn left follow the road for 0.8 miles and the property entrance will be on your right.

**VIEWING:**

Viewing can be arranged by prior appointment with the agents.

Please contact Rendells Newton Abbot on 01626 353 881 or email [land@rendells.co.uk](mailto:land@rendells.co.uk) – ref.CCM

