KIVELLS

10 Wolf Valley

Broadwoodwidger, Lifton, Devon, PL16 0JJ



Unit 10 Wolf Valley

Broadwoodwidger, Lifton, Devon, PL16 0JJ

£8,000 per annum

Industrial unit of 1,500 sq ft (139 sq m)

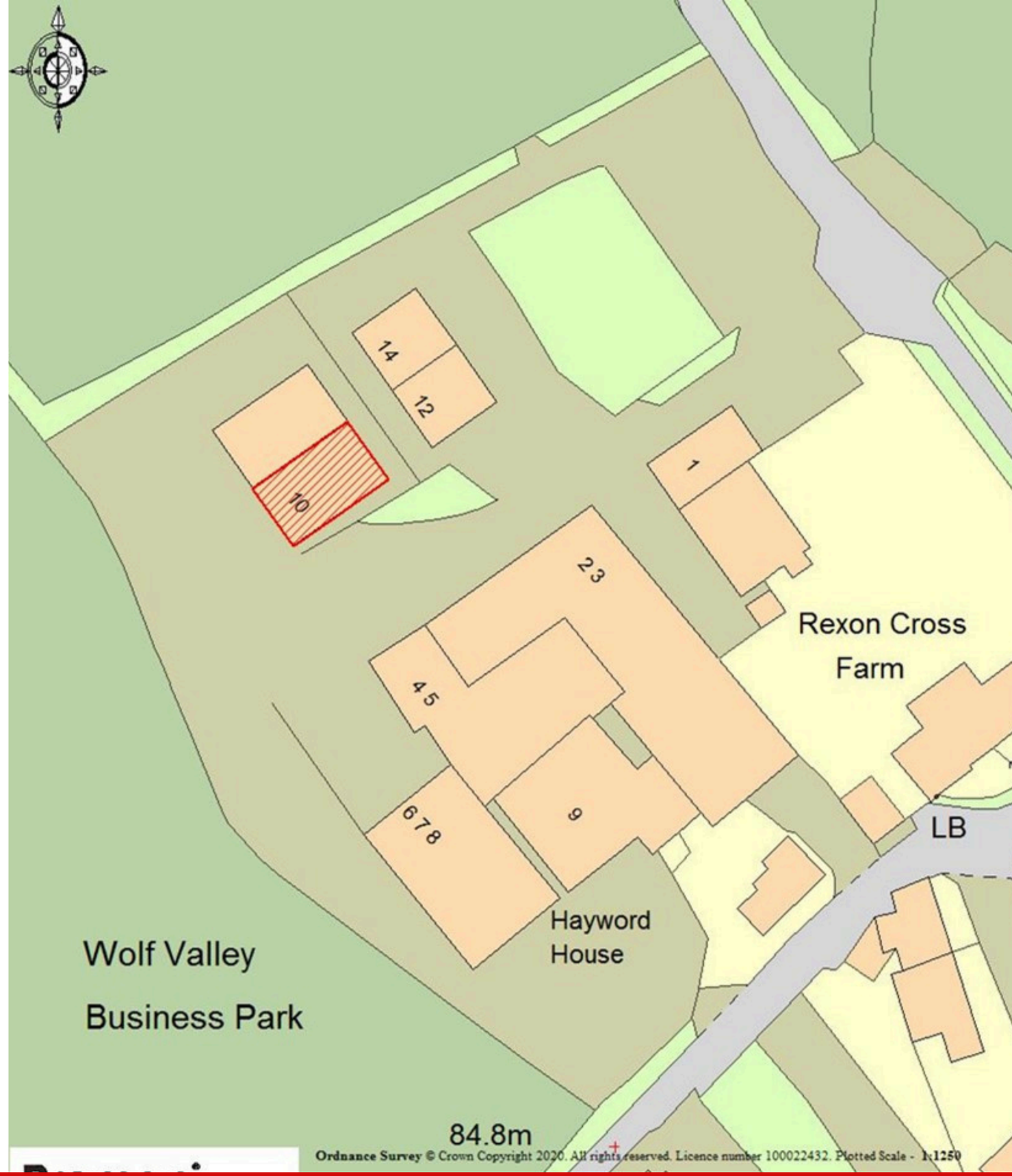
20' (6m) high eaves

Roller shutter door to the front

Three phase electricity and fibre Broadband

Excellent access and within ¼ of a mile of A30

EPC - D



Description

The premises occupy a rural location, yet are within 1/4 of a mile from an exit of the A30 dual carriageway. There is excellent vehicular access for large commercial vehicles. Running east and west of this property, is the A30 dual carriageway spine road for Devon and Cornwall. This gives more direct access to Exeter some 36 miles to the east, which has an intercity rail link, expanding airport and M5 Motorway Link. To the south is the city of Plymouth, some 30 miles, which has an intercity rail link and Continental Ferry port.

The unit measures 50’ x 30’ (15.24m x 9.14m) providing 1,500 sq ft (139 sq m) of accommodation with a eaves height of 20’ (6m).

Lease Terms

The rent will be payable quarterlyin advance. There will be a management fee equivalent of 10% of the monthly rent plus VAT payable by the Lessee for the repair and maintenance of the communal areas, namely Entrance Driveways, ParkingAreas, Staff Roomsand WCs. Thiswill also includefor periodic security inspections of the site during close of business. The Lessee will be responsible for the full repair and maintenance of the premises. The Lessee will be responsible for ensuring compliance with all Local Authority Regulations in respect of the occupancy of the premises during the terms of the Lease or Tenancy. The Lessee will be responsible for the payment of the Lessor’s legal fees in drawing up the Lease or Tenancy to a maximum of £1,000 plus VAT. The Lessee will be responsible for reimbursement of insurance premiums paid by the Lessor for the protection of the structure and for all outgoings on the property including the business rates.

Services

Mains electricity, water and drainage. Fibre Broadband available to premises.We have not tested any of the service installations and all interested parties should satisfy themselves as to their workingorder / suitability.

Rates

The rateable value as outlined on the VOA website as at April 2017 is £6,500.

EE Rating - D

Viewings strictly by appointment only

Please ring 01566 777 777 to view this propertyand check availability before incurring travel time/costs. Full details of all our propertiesare available on our website www.kivells.com.

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