



The Studio Widey Hill, Newton Ferrers, Plymouth, PL8 1HX

£1,200 Per Calendar Month

- 700+ sq ft commercial space
- Located on out outskirts of Newton Ferrers
- Viewing highly recommended
- Built in 2020 to a modern design
- Open-plan layout

The Studio Widey Hill, Plymouth PL8 1HX

Located on the outskirts of the picturesque village of Newton Ferrers, 'The Studio' presents an exceptional opportunity for those seeking a modern commercial space. This newly constructed property built to very high insulation standards was completed in 2020 and boasts a generous internal area of 700+ square feet, providing ample room for a variety of business ventures. Externally there is ample parking and space to create outdoor seating.

The location is ideal, offering a blend of rural charm and accessibility and with complementary businesses operating nearby, plus a new housing development in construction making it an attractive spot for both locals and visitors. With its contemporary design and high-quality finishes, this commercial space is ready to accommodate your business needs from day one.

Whether you envision a Cafe, retail outlet, an office, or a creative studio, the versatility of this property allows for numerous possibilities. The surrounding area is known for its vibrant community and scenic views, ensuring a pleasant environment for both employees and customers alike.

This is a rare chance to secure a modern commercial property in a sought-after location.



Council Tax Band: Exempt



SERVICES

Mains Electricity. LPG Gas. Mains Water. Septic Tank

TERMS

Flexible lease terms.

BUSINESS RATE

Current rateable value of £6,700 per annum. (Small business rates relief may be available)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye.

PARKING

Ample.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Directions

Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	