

FOR SALE / MIGHT LET

INDUSTRIAL / WORKSHOP UNIT IN A CONVENIENT LOCATION ON THE EDGE OF EXETER

Approx. 86.2 sq.m (928 sq.ft) plus secure fenced Yard / Parking to the front

**INDUSTRIAL UNIT, THE HALFWAY INN WATER TOWER,
HAWKERLAND, AYLESBEARE, EXETER, DEVON, EX5 2JS**



An unusual opportunity to acquire the freehold or a new lease of a small new Industrial / Storage Unit in a convenient location on the edge of Aylesbeare, just off the Sidmouth Road at the former Halfway Inn. The Unit has recently been completed and offers 2 electric roller shutter doors and a useful secure fenced Yard / parking area to the front. The Unit is suitable for a variety of potential uses, subject to usual consents.

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SITUATION AND DESCRIPTION

The Site is located just off the B3180 Exeter / Sidmouth Road at the former Halfway Inn with direct access via a sliding gate within a palisade fenced yard to the front offering parking for up to 6 vehicles or plant and machinery storage. The site is approximately 7 miles from Sidmouth or Exmouth and 6 miles from Ottery St Mary and the A30 London to Exeter Road plus just 5.5 miles from Junction 30 of the M5 Motorway and its links to the Nationwide Motorway network. The premises are also close to Exeter Airport, Skypark and the Science Park as well as the new town of Cranbrook and the significantly expanded area of Pinhoe and West Clyst. Exeter city centre is around 9 miles distant, and is a University City and the capital City and county town of Devon having established a reputation of being the commercial centre of the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area.

The Unit has recently been completed and now offers a detached Industrial Unit with a secure Yard / parking area to the front. The premises have mains water, electricity and a private drainage system. The premises would suit a wide variety of potential users.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Workshop 13.02m x 6.11m plus 4.49m x 1.48m
(42'6" x 20'0" plus 14'9" x 4'10") max

Accessed from the road via a sliding galvanised gate within a palisade security fence to a hardcored yard / Parking area. Pedestrian Door plus 2 electric roller shutter doors providing good vehicular access. Concrete floor. Stainless steel sink unit with single drainer and cupboards under. To the front is a



Toilet

Low level WC suite and wash hand basin.

EXTERNALLY

To the front of the Unit is a secure fenced Yard / parking area with space for up to 6 vehicles or storage of plant / machinery.



SERVICES

We understand that mains water and electricity are available to the premises with a private drainage system.

PRICE AND TENURE

Offers are sought in excess of £149,500 plus VAT for the freehold with vacant possession on completion. Alternatively a new 6 year FRI lease would be considered at a rent of £10,950 pax. Full details available on request.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a summary is shown below, a full version can be download from the web site. The rating is:

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

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BUSINESS RATES

Rateable Value: - To be assessed

We understand that qualifying businesses may benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact the Business Rates department at East Devon District Council on 01395 516551.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in a purchase. A contribution of £395 plus VAT will be required towards the landlords legal costs for a new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0836)

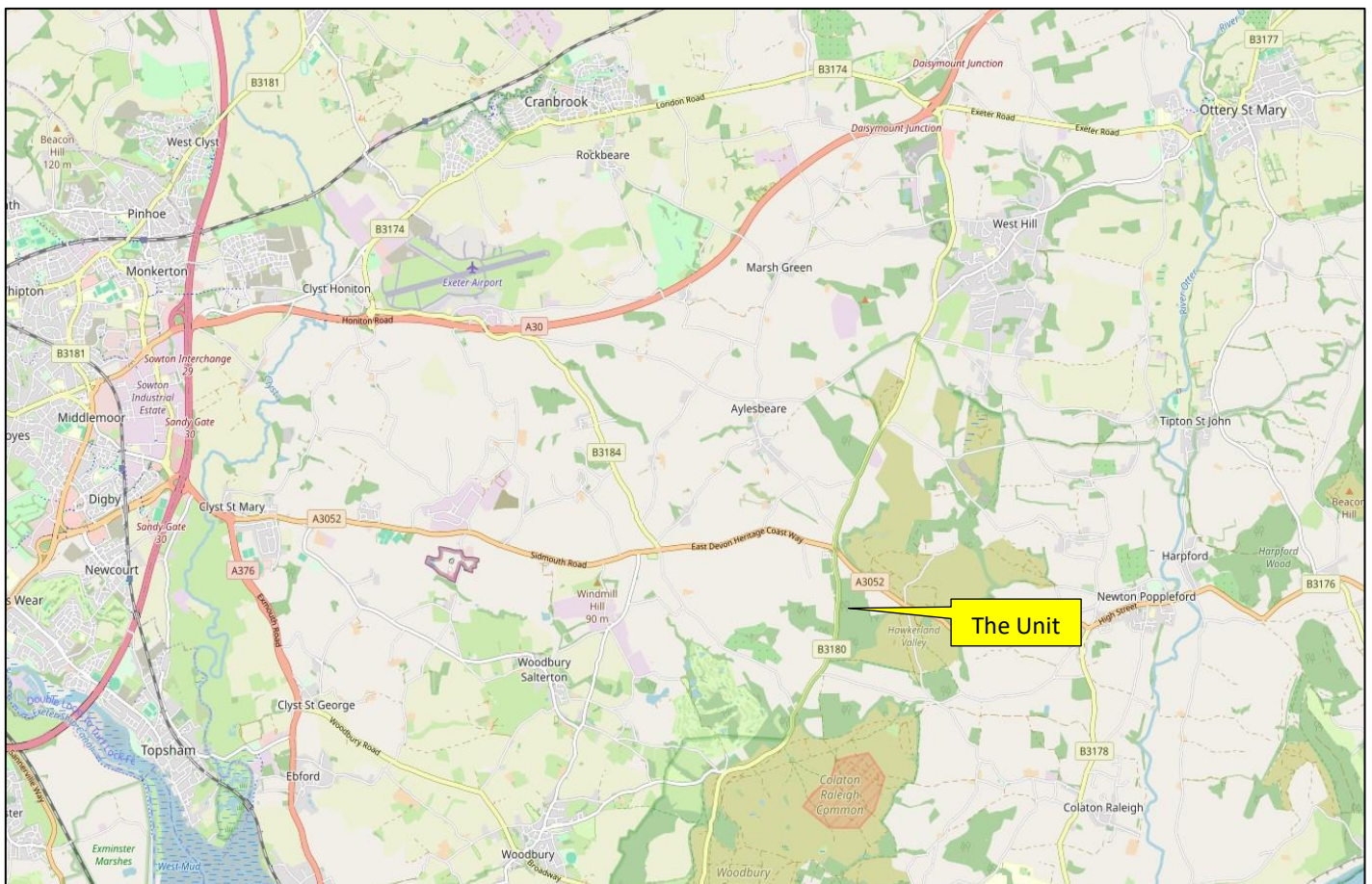


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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.