



CLINTON DEVON ESTATES

**stratton
creber
commercial**

property consultants



Unit 1, Thorntree Units, Liverton Business Park,
Salterton Road, Exmouth, Devon, EX8 2NX

To let

Viewing by prior appointment
with Andrew Hosking /
Tom Churchward

(01392) 202203

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tom@sccexeter.co.uk

Modern end of terrace light industrial/trade counter unit

Approx: 116.8 sq m (1,249 sq ft) ground floor

Mezzanine also available to purchase from outgoing tenant if
required

Rent: £10,500 per annum exclusive, plus VAT

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Location

Exmouth, which has a resident population of in the region of 38,000 is a popular coastal town which has seen considerable residential development over the last 20 years or so. Some 13 miles south of Exeter via the A376, Junction 30 of the M5 motorway is approximately 9 miles away. Budleigh Salterton is also nearby.

Exeter Airport is approximately 12 miles away and there are local rail links from Exmouth to the main line via Exeter St David's, approximately 30 minutes away.

Description

Unit 1, Thorntree Units is located within the very successful Liverton Business Park, owned and managed by Clinton Devon Estates. The park provides high quality trade counter, industrial, warehouse and retail space for small, medium and large businesses across a wide variety of sectors with current tenants on the estate including Bradfords, Halfords, Howdens, Pets at Home, Topps Tiles, McDonalds, Home Bargains, The Range and Screwfix.

Miller Signs and Clearly Glass Ltd are also represented within The Thorntree units which was completed around 20 years ago.

Features of the property include the following:-

- End of terrace location.
- Steel portal frame construction with fully insulated steel sheet cladding and roof with external brickwork to lower and side elevations.
- Wc and lighting.
- Front up and over loading door.
- Hardwearing concrete surfaced loading area plus generous allocated car parking.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

Overall

15.62m x 7.43m (116 sq m)

(51'3" x 24'4") (1,249 sq ft)

In addition there is currently a mezzanine area totaling approx: 50.9 sq m (548 sq ft) which is available to purchase by the incoming tenant if required: further information upon request.

Services

Mains electricity, water and drainage are all connected.

Terms

A new fully repairing and insuring lease is available for a term to be agreed at an initial rental of **£10,500 per annum exclusive**.

Service Charge

In addition to the rental above, a proportional service charge towards the landscaping and estate management of the common areas will also be payable as will buildings insurance: further information upon request.

Energy Performance Certificate (EPC)

An Energy Performance Assessment has been undertaken and the rating is B (42).

Rates

We are informed by the Valuation Office Agency of the following assessment.

Rateable value: £9,100.00

Rates payable 2021/2022: £4,540.90

NB: Qualifying occupiers will benefit from Small Business Rate Relief meaning no rates are payable for the current fiscal year: further information upon request.

VAT

All figures within these particulars are subject to the addition of VAT at the statutory rate.

Legal Costs

The parties are to be responsible for their own legal costs incurred in these transactions.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking BSc (Hons) MRICS /

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