



Unit 4, South Farm Court, South Farm Road, Budleigh
Salterton, Devon, EX9 7AY

**TO LET: £663.00
Per Month**

**520 Sq Ft
(48.31 Sq M)**

First floor Unit at a rural business centre

Communal parking available

Suitable for a variety of uses, subject to
consents

Available on new lease, terms to be
agreed

Location

South Farm Court is situated on the north-eastern edge of Budleigh Salterton on South Farm Road, which is accessed off the B3178 (Newton Poppleford-Budleigh) road.

South Farm Court is a cluster of small business units. Looking onto a cobbled courtyard the property benefits from a mixture of occupiers including a well-known farm shop, manufacturer and distributor of children's glasses, a Graphic Designer, and an Art Studio offering classes to the public.

Description

Single storey converted brick and stone barn under a pitched tiled roof. The accommodation has been previously used as a beauty and aesthetics studio and has access to water and a fibre broadband connection.

The property would suit a variety of uses, subject to consents.

Accommodation

	Sq Ft	Sq M
TOTAL	520	48.31

Tenure

Available by way of new internal repairing lease, at a rent of £7,952 pa (£663 pcm) including the service charge and insurance. Further terms to be agreed by negotiation.

Rateable Value

The property has a rateable value of £4,400 pa.

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

Energy Performance Certificate (EPC)

An EPC of E is available for this property. Please contact the agent for a copy of the certificate.

VAT

The property is registered for VAT and therefore will be payable.

Legal Costs

Both parties to bear their own legal costs in the transaction.



Viewing by prior appointment with:

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