



To let

Unit 1, Brayhams Yard, North Road,
Okehampton, Devon, EX20 1AB

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Self-contained showroom / office unit on mixed-use site

1,317 sq.ft (122.4 sq.m)

8 dedicated parking spaces

Qualifies for Small Business Rates Relief

To let: Rent £13,500 per annum

Location

Brayhams Yard is situated on North Road on the northern outskirts of Okehampton, where there is a large employment base including Thompsons Transport, Cladco Profiles, Howdens Joinery and Country Style Foods. The A30 links Okehampton with Exeter and the M5 approximately 25 miles to the east, as well as with locations in Cornwall to the west.

Okehampton is the second largest town in West Devon and, along with Tavistock, is the administrative centre for the district. The town is situated approximately 19 miles north east of Launceston and 32 miles north of Plymouth.

Description

Brayhams Yard was formerly a County Council depot and the site was adapted to form a small multi-tenanted business park in 2024. It comprises five buildings set on a securely gated site which includes ample external areas for access, parking and storage.

The available unit is a self-contained building with its own pedestrian entrance and laid out an open-plan showroom or office, two separate offices and WC and kitchen facilities.

Externally, the unit has exclusive rights to eight parking spaces alongside the building.

Accommodation

Approximate net internal floor area of 1,317 sq.ft (122.4 sq.m).

Lease terms

The unit, along with dedicated parking spaces, is offered by way of a new lease on full repairing and insuring terms at a rent of **£13,500 per annum exclusive**. All other terms by negotiation.

Estate Charge

A further charge is made in respect of the unit's proportion of the costs of estate management, shared utilities and buildings insurance. The costs in the current year are £600 plus VAT in respect of estate charge and £700 plus VAT in respect of insurance.

Business Rates

Assessed as Showroom and Premises with a rateable value of £12,750. The rates payable in the year 2026/27, before any applicable reliefs, are understood to be £5,508.00.

Small Business Rates Relief is available to qualifying companies in respect of this property; please ask for details, either from the Agents or from West Devon Borough Council.

VAT

VAT is applicable to the rent and estate charge.

Energy Performance Certificate

Assessed in band C.

Viewing & Further information

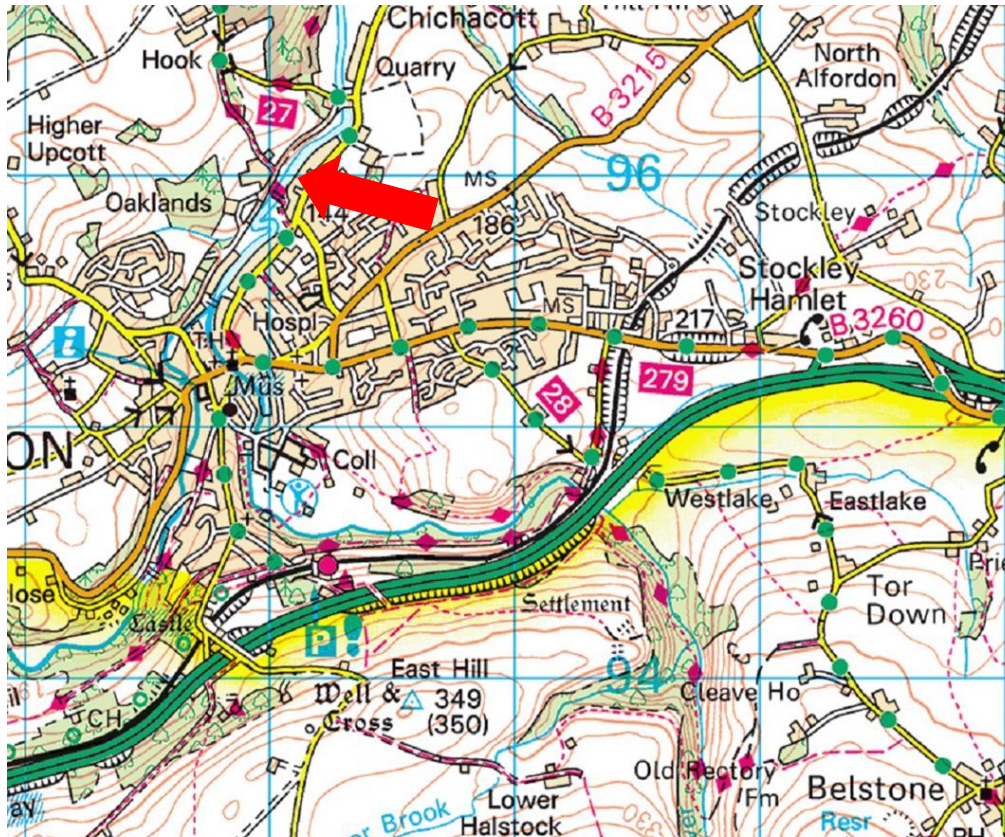
Strictly by appointment through the sole agents:

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

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