



To Let By Private Treaty Subject to Contract

**NEW DEVELOPMENT OF 8 INDUSTRIAL / WORKSHOP UNITS**

**TANYARD BUSINESS UNITS  
TANYARD FARM, WILLAND, CULLOMPTON, DEVON, EX15 2PE**

**RENTAL £10,000 per annum per unit**

- Development of 8 new industrial / workshop units each of 939 sq.ft (87 sq.m)*
- Specification including eaves height suitable for mezzanine floor, Three Phase electricity, electric roller shutter, toilet facilities, personnel door, LED lighting*
  - On site car parking and visitor spaces*
  - Eligible for small business rates relief*

**LOCATION**

The premises are located on a small trading estate on the outskirts of Willand, just 2 miles from junction 28 of the M5 Motorway. The site offers quieter surroundings than many trading Estates with farmland adjoining the site.

**TERMS**

The premises are made available by way of new commercial lease to be held on a full repairing and insuring basis, with multiple units available to let if desired. The leases will provision for a standard term of 5 years with a Tenants break clause at month 30. There will be a service charged levied, proportional on floor area, for maintenance of communal areas such as car parking, landscaping etc, although given it is a new Estate it is expected that this will be minimal expenditure. Water to be charged at £7 per month. Deposit 2 months rent, rent payable monthly in advance.

## **DESCRIPTION**

Eight Business Units each of 939 sq.ft (87 sq.m).  
Building specification features including:-

22' (6.70m) ridge height suitable for mezzanine floors  
14'3 (4.45m) height electric roller shutter door  
Separate personnel access door  
Insulated Premises  
3 Phase Electricity, LED Lighting  
Disabled Toilet  
Parking to front of each unit plus visitor parking

## **RATES**

To be assessed, although expected for individual units to be eligible for small business rates relief

## **THE ACCOMMODATION AND RENT**

**UNIT 1 – LET**

**UNIT 2 – LET**

**UNIT 3 – LET**

**UNIT 4 – LET**



**UNIT 5 – 939 sq.ft (87 sq.m) – Rent £10,000 per annum plus VAT**

**UNIT 6 - LET**

**UNIT 7 – LET STC**

**UNIT 8 – LET STC**

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **VAT**

VAT is applicable, at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.



### **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

### **PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

### **VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
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