



**TO LET**

# Former Hookins Premises

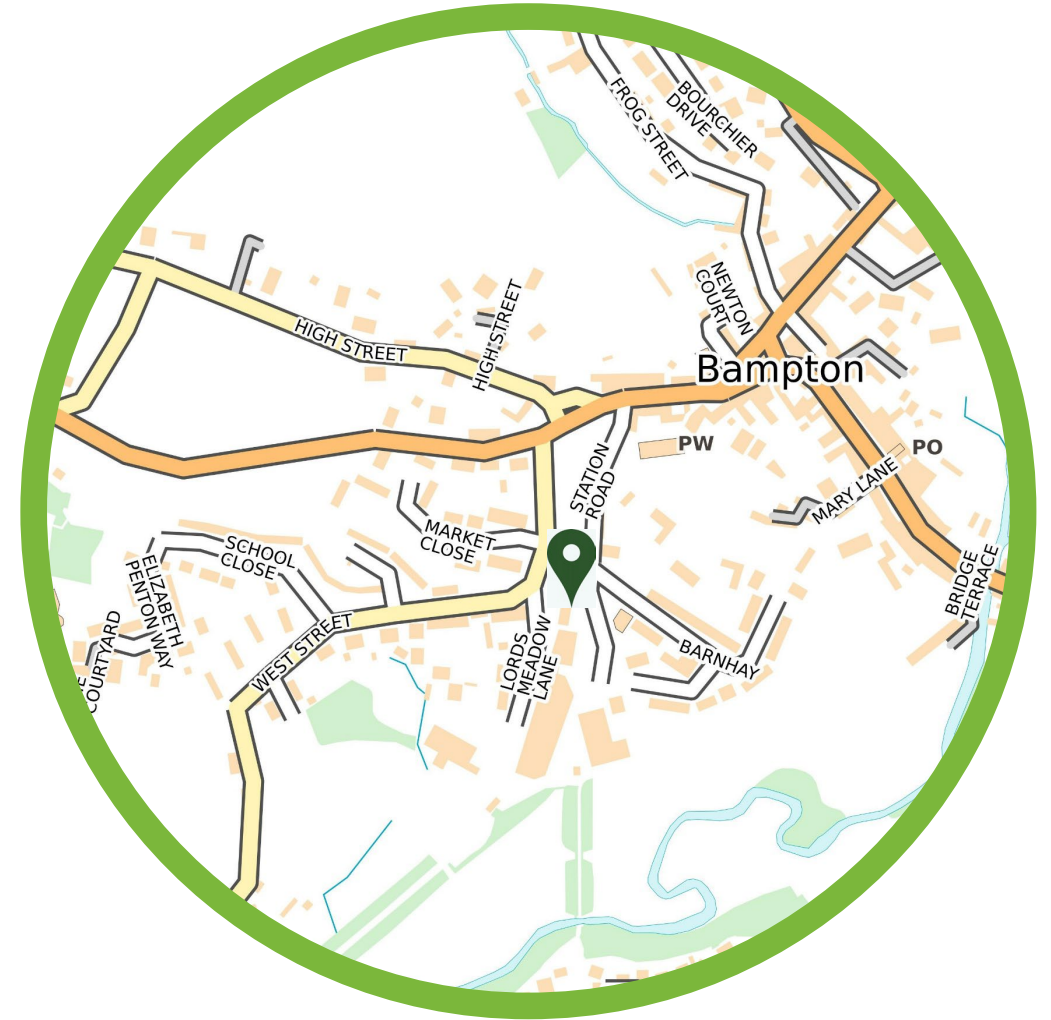
Lord's Meadow Lane, West Street, Bampton, EX16 9NY

Warehouse with ancillary offices & large yard – 8,342 sq ft. gross approx.

# Location

The property is situated adjacent to a small industrial estate on the south-western periphery of Bampton, at the southern end of Lords Meadow Lane.

Bampton lies approximately two miles to the south of Exmoor National Park, with Tiverton 8 miles distant to the south, providing the commercial centre of Mid Devon.



**M5**



**13 miles south**

**Tiverton**



**8 miles**

**Minehead**



**24 miles**

**Exeter**



**23 mile**

# Accommodation

## Description

The property is a detached steel portal frame warehouse with brick elevations, a large yard area, and adjoining two storey modern office block.

The eastern elevation incorporates a large sliding vehicular access door, and there is also a 4.5m roller shutter door on the northern elevation.

The offices provide uPVC double-glazed windows, carpeted floors and air-conditioning, as well as a kitchenette and WC facilities.

Sitting on 0.77 acres of land, the warehouse offers both side and rear yard areas, the majority of which are palisade –fenced.

The unit's specification includes:

- 3 phase electricity
- 4.5m eaves
- 4 no. vehicle lifts

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
GF Warehouse	7,586	704.8
GF Offices	323	30
1F Offices	433	40.2
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<b>TOTAL</b>	<b>8,342</b>	<b>775</b>

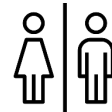
**Surface level  
Doors =**



**Onsite  
parking**



**WC facilities**



**Eaves height  
4.5m**

# Planning | Rates | EPC | Terms

## Planning

We have been advised by our client that the property has planning consent for industrial and warehouse uses. Any occupier should make their own enquiries to the Planning Department of Mid Devon District Council. Tel: 01884 255255 or [Planning - MIDDEVON.GOV.UK](mailto:Planning - MIDDEVON.GOV.UK)

## Business Rates

Interested parties should make their own enquiries to Mid Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is C72, and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease/Tenure/Terms

The property is available direct from the landlord on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £41,710 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** DS/NS/100769  
**Date:** November 2024  
**Subject to Contract**



**Danielle Sendra**  
01392 353 083  
07827841902  
[dsendra@alderking.com](mailto:dsendra@alderking.com)



**Noel Stevens**  
01392 353093  
07974 156869  
[nstevens@alderking.com](mailto:nstevens@alderking.com)

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

**alder king**  
PROPERTY CONSULTANTS

