

SECURE YARD TO LET

Okehampton

Yard to rear of Hameldown House, Hameldown Road,
Exeter Road Industrial Estate. EX20 1UB.

0.60 Acres / 0.24 Ha



RENT REDUCED

Location

The yard is located to the rear of the National Bee Supplies unit on the popular Exeter Road Industrial Estate, just off the A30.

It offers easy HGV access to the A30 which links to Exeter, the M5 and Plymouth.



Accommodation

The premises comprise a secure concreted yard benefitting from a separate access off Beardown Road.

The fenced area measures 0.60 acres or 0.24 Ha. The site is available for parking and storage and does not benefit from power, water or sewerage connections.

See back page for photos.

Planning | Rates | Terms

Planning

We are advised that the site has been used for trailer parking and open storage for a number of years. Any occupier should make their own enquiries to the Planning Department of West Devon Borough Council. Tel: 01822 813 600 or www.westdevon.gov.uk

Business Rates

Interested parties should make their own enquiries to West Devon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Code for Leasing

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

Lease Terms

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

Quoting rent: £25,000 per annum exclusive of all other outgoings.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

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:



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Pynes Hill
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www.alderking.com

AK Ref: NS/JS
Date: April 2022
Subject to Contract



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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.

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PROPERTY CONSULTANTS

