

REF: S340/F4 - DETAILS PREPARED 23.05.2023

FOR SALE/TO LET

BUSINESS PREMISES

UNIT F4, YELVERTON BUSINESS PARK
CRAPSTONE
PL20 7PE



PHOTO TAKEN OCTOBER 2019

- 76.9 (828 SQ.FT.)
- SELF CONTAINED OFFICE/BUSINESS UNIT
- POPULAR RURAL BUSINESS PARK LOCATION
- DEDICATED PARKING

LOCATION

The premises are located on the popular Yelverton Business Park at Crapstone on the edge of Dartmoor in a quiet rural area with easy access to the surrounding area and Plymouth, some four miles South.

DESCRIPTION

The premises comprise an end of terrace purpose built self-contained single storey business unit, of concrete block construction under an even pitched profile sheet roof. The units benefit from double glazed windows and doors, kitchen and toilet facilities and has suspended ceilings, dado trunking and some air conditioning units. The unit comes with three parking spaces.

ACCOMMODATION (All sizes are approximate NIA)

Unit F4 76.9 sq.m. (828 sq.ft.)

EPC

Energy Performance Certificate - Band C - Rating 70

Please ask for more information or go to our web site.

SERVICES

It is understood that the premises benefit from mains drainage, and electricity. Water is included in the rent

PLANNING

It is understood that the premises have consent for use as an office/business unit within Use Class E. Interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

PRICE/RENT

The premises are offered freehold at an asking price of £110,000. Alternatively they are available by way of a new lease on terms to be agreed at a rent of £7,980 per annum (£665.00 per month).

RATES

Rateable Value £6,100. N.B. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference - 43627832360

VAT

The price or rent is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **Simon Powell Commercial**

Contact: Simon Powell

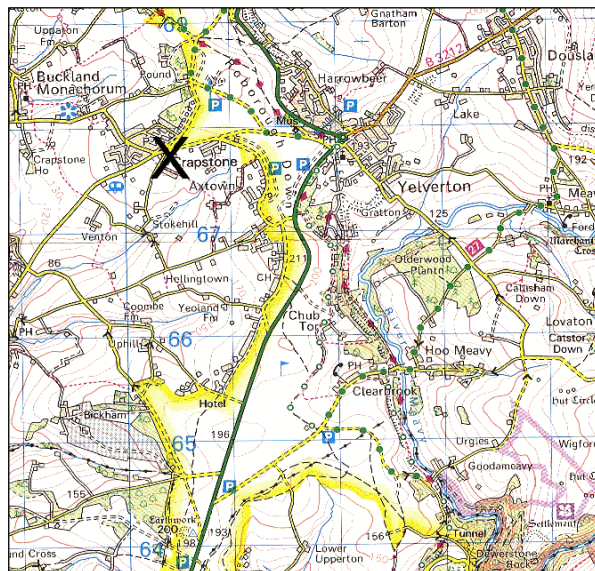
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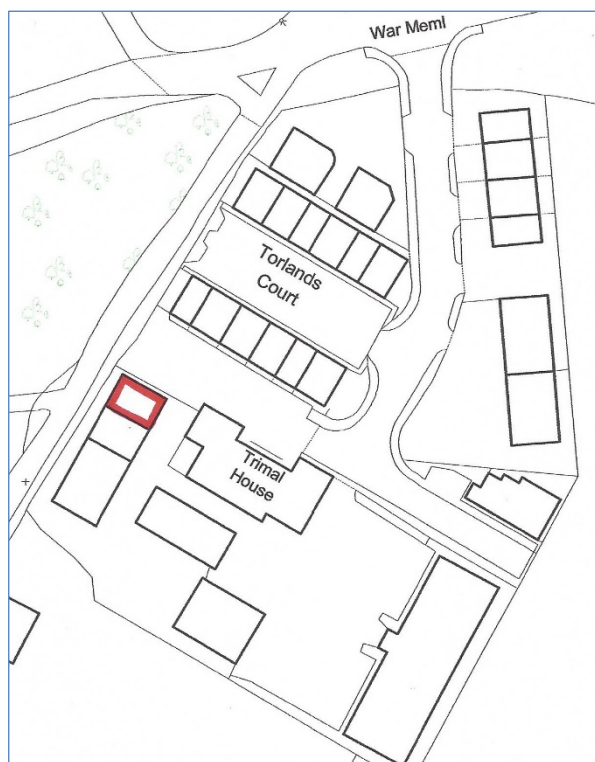
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



THE ADJOINING UNITS



Simon Powell Commercial for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.