

REF: S/375 - DETAILS PREPARED 24.10.2023

# TO LET

## BUSINESS PREMISES

UNIT H1, YELVERTON BUSINESS PARK  
CRAPSTONE  
PL20 7PE



PHOTO TAKEN JULY 2023

- 84.3 SQ.M (907 SQ.FT.)
- OFFICE/BUSINESS UNIT
- POPULAR RURAL BUSINESS PARK LOCATION
- DEDICATED PARKING **RENT REDUCED**



## 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 a mid terrace purpose built self contained single storey business unit, of concrete block construction under an even pitched profile sheet roof. The unit has been fitted out as an office, with suspended ceilings, together with a secure store room and separate kitchen and WC. Externally parking is provided.

## ACCOMMODATION (All sizes are approximate NIA)

84.3 sq.m. (907 sq.ft.)

## EPC

Energy Performance Certificate - Band D (Expired - being renewed)  
Please ask for more information or go to our web site.

## SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity.

## PLANNING

It is understood that the premises have consent for use as an office within Use Class E. Use Class E includes the former Use Classes A1, A2, A3 & B1. Interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

## RENT

The premises are offered by way of a new effective FRI lease on terms to be agreed at an asking rent of £7,800 per annum (£650 per month)

## RATES

Rateable Value - £5,800 A qualifying business would pay no rates.  
West Devon Borough Council Business Rates - 01822 813600  
Local Authority Reference - 43627836024

## VAT

The rent is subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

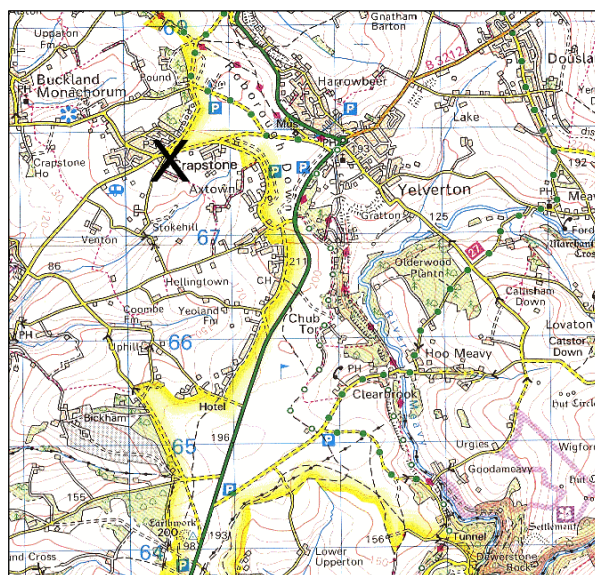
## VIEWING

Strictly through the sole agents – **Simon Powell Commercial**  
Contact: Simon Powell  
T 01822 611311  
E [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW INTO THE ESTATE



**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.