

RETAIL/ WAREHOUSE UNITS, UNDERLANE, HOLSWORTHY, EX22 6BL



- SUBSTANTIAL RETAIL/ WAREHOUSE/ INDUSTRIAL PREMISES
- AVAILABLE AS A WHOLE
- UNIT SIZE - 11,952 SQ FT
- EPC RATING C

£30,000 PER ANNUM EXCL
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

The market town of Holswothy is located close to the Devon/ Cornwall border, approximately 36 miles west of Exeter and 40 miles north of Plymouth. The site is located on the southern side of Underlane, just beyond the newly renovated Mole Valley Farmers site and the Waitrose supermarket. A substantial residential scheme is also nearing completion immediately to the south.

DESCRIPTION

The property comprises a total of 11,952 sq ft of warehouse, retail and office accommodation, which was most recently used as the main Mole Valley Farmers store. The site totals c. 0.75 acres (0.3 HA) of tarmac hard standing and thus offers ample parking/ yard area if required.

The building is available as a whole (only), albeit with the ability to be divided separately and giving a fair degree of versatility, comprising two warehouse units with roller shutter doors and one two-storey unit with retail space at ground floor level and offices above.

ACCOMMODATION

Unit 1: Ground floor warehouse/ workshop 1640 sq ft (152.4 sq m) plus mezzanine 371 sqft (34.45 sq m)

Unit 2: Ground floor stores 3,099 sq ft (287.97 sq m) plus first floor offices 3,099 sqft (287.97 sq m)

Unit 3: Ground floor warehouse/ workshop 3,741 sq ft (347.54 sq m)

Total Ground Floor 8,481 sq ft (787.91 sq m)

Total First Floor 3,099 sq ft (287.97 sq m)

Mezzanine 371 sq ft (34.5 sq m)

TENURE /PRICE

The premises are offered under Full Repairing and Insuring terms and we are instructed to market the units as follows:

Whole: £30,000 pax

The freehold for the site (with vacant possession) may also be available by separate negotiation.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

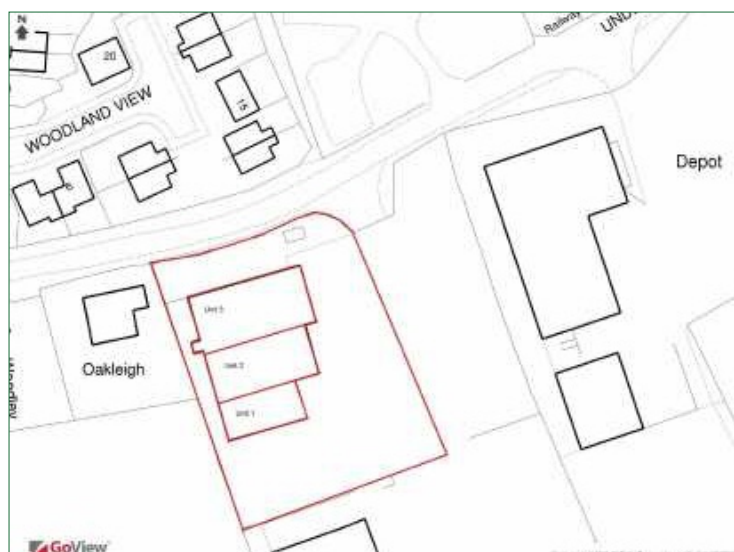
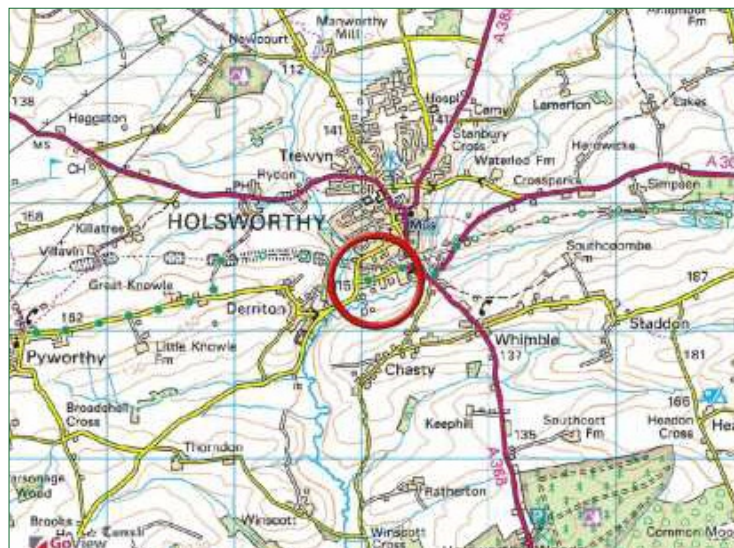
The Energy Performance Rating for this property is within Band C.

CONTACT INFORMATION

For further information or an appointment to view please contact:

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Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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