

Harrison-Lavers & Potbury's

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Estate Agents

Residential Lettings

Property Management

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UNIT 4 SOUTH FARM COURT,
BUDLEIGH SALTERTON
EX9 7AY

TO LET

FIRST FLOOR OFFICE SUITE



THE GUILD
OF PROFESSIONAL
ESTATE AGENTS

Viewing strictly by appointment with Harrison-Lavers & Potbury's

£3,750 Per Annum

Professionals in Property

UNIT 4 SOUTH FARM COURT, BUDLEIGH SALTERTON EX9 7AY

THE DEVELOPMENT

South Farm Court is an award winning development of business units, skilfully created about fifteen years ago from a former Victorian model farm. The development occupies a rural location at the mouth of the River Otter, yet is situated only a mile from Budleigh Salterton town centre. Exmouth is about 4 miles away, with Exeter and the M5 being about 10 miles away.

The development is attractively landscaped and the units are grouped around a cobbled courtyard. Ample car parking is available in the large car park to the rear.

THE UNIT

Unit 4 comprises a first floor office suite, extending to approximately 472 sq ft (44 sq m). The air conditioning unit was a fixture installed by previous tenants, and the landlords have no knowledge as to whether or not the system is in working order.

THE ACCOMMODATION

The accommodation comprises: (all measurements are approximate)

GROUND FLOOR LOBBY With exterior door and stairs to the:

FIRST FLOOR

1. SHAPED OPEN PLAN OFFICE/STUDIO 26' x 18'6" (max) Area 425 square feet approx. Air conditioning unit (not tested). Night storage heater. Strip lighting. Rural outlook. This room could be readily sub divided.

INNER LOBBY

KITCHENETTE 6'6" x 5'6" Stainless steel sink unit with cupboards under. Appliance space.

WC Low level WC. Wash hand basin

EXTERIOR: Ample car parking.

SERVICES: Mains water and electricity connected. Drainage to septic tank.

TENURE: New full repairing and insuring lease to be created, length of lease by negotiation.

Rental: £3,750 per annum.

Rateable Value: £4,600 (We understand that small business rates relief should be available - interested parties should check with the rating authority).

Rates payable:

Up to the 31st March 2016 - £2272.40 per annum
From the 1st April 2016 - £2286.20 per annum

Viewing: By appointment with the letting agents.

Ref: DHS00902

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