



Office Unit with Yard, Clawton, Holsworthy, Devon, EX22 6PJ

FOR LEASE - £10,200 PA

Available 7 days a week

Office Unit with Yard, Clawton, Holsworthy, Devon, EX22 6PJ

- Office & Yard Space Available To Let
- Approximately 1,555 sqft of Office Accommodation with 4,000 sqft of Yard Space
- Flexible configuration available to suit individual business requirements
 - Available for immediate occupation
- Rural yet accessible location with good transport connections
- Suitable for a variety of business uses (subject to any necessary consents)
 - EPC Rating: E

Location

Located just outside the village of Clawton near Holsworthy, the unit enjoys a convenient position within North Devon with good road connections to the nearby market towns of Holsworthy (3 miles), Bude (13 miles) and Launceston (11 miles).

The surrounding area provides a mix of rural businesses, agricultural enterprises and local service providers, creating a well-established commercial environment serving both the local community and the wider surrounding countryside.

Commercial
01288 359 999

Available 7 days a week



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DESCRIPTION

An opportunity to lease office accommodation with associated yard space situated just outside the market town of Holsworthy. The property comprises approximately 1,555 sq ft of office accommodation together with around 4,000 sq ft of yard space. The premises can be let as a whole or configured to suit a prospective tenant's requirements.

The office accommodation is arranged over two floors, with the ground floor providing a reception area and office space, together with a WC and kitchen facilities. The first floor offers additional offices, storerooms and meeting space.

Externally, the property benefits from a yard area suitable for a variety of business uses. The office accommodation is fitted with central heating and air conditioning and is available for immediate occupation.

LEASE-TERMS

It is envisaged that the successful tenant will take a three to six year lease subject to negotiation, with rent payable monthly in advance. The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

The lease will be on a full repairing and insuring basis, with the tenant responsible for the repair and maintenance of the premises together with reimbursement of the landlord's building insurance premium.

The tenant will also be responsible for compliance with all Local Authority regulations relating to the occupation of the premises and for all outgoing business rates.

GUARANTEES

Where the tenant is a limited company, directors' guarantees may be required, subject to referencing. A rent deposit may also be requested.

Provision may be made for a tenant and/or landlord break option, subject to agreed terms. The rent will be reviewed at the third year on an upward only open market basis.

LEGAL-FEES

The lessee will be required to provide a solicitor's undertaking to meet the lessor's legal fees for the preparation of the lease, subject to a maximum contribution of £1,500 + VAT.

SERVICES

Mains electricity and water are connected to the property. Heating is provided via oil fired central heating and the office accommodation benefits from air conditioning.

EPC

E

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

BUSINESS RATES

Interested parties are advised to make their own enquiries with Torridge District Council regarding the rateable value and the rates payable. Small Business Rate Relief may be available to qualifying occupiers.

[Summary valuation - Valuation Office Agency - GOV.UK](#)

DIRECTIONS

What3Words: ///riders.payout.sensitive

LAND PLAN

For identification purposes only.

VIEWINGS

Please ring 01288 359 999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for let, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

IMPORTANT NOTICE

Kivells, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.