

FORMER CORNWALL FARMERS, MARKET STREET, HATHERLEIGH, OKEHAMPTON, EX20 3JN



- SUBSTANTIAL FORMER COUNTRY STORES
- MIXED RETAIL/STORAGE/WORKSHOP AND STORES
- ASSIGNMENT OF EXISTING LEASE
- ENERGY PERFORMANCE ASSET RATING - C (73)

**£28,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The premises are located centrally within Devon, approximately 7 miles from Okehampton and 9 miles from the A30 trunk road via the A3186 which also serves the towns of Great Torrington and Bideford. They are situated immediately adjoining the town centre close to the historic George Public House and a number of other local businesses.

DESCRIPTION

The premises comprise a site of approximately 0.50 hectare (1.24 acres) and include a mixture of buildings totalling 1409 sq.m (15173 sq.ft) including retail space, storage and workshop premises together with offices located within part of a former thatched cottage.

ACCOMMODATION

Retail Unit - 255.5 sq.m (2750 sq.ft)
 Storage Building 1 269.2 sq.m (2898 sq.ft)
 Storage Building 2 248.4 sq.m (2674 sq.ft)
 Detached Warehouse/Industrial Unit 506.5 sq.m (5452 sq.ft)
 Offices 26 sq.m (280 sq.ft)
 Open Fronted Stores 104.1 sq.m (1120 sq.ft)
 Total 1409.6 sq.m (15,173 sq.ft)

TENURE

Leasehold - The premises are offered by way of assignment of the existing lease which is for a term expiring on 01/10/2025 and is full repairing and insuring terms. The lease includes a tenant only break which is effective on 01/10/2020 following not less than six months' in writing. The lease provides for rent reviews on a two yearly basis. Note: the rent review due on 02/10/2017 has not been implemented. The passing rental is £28,000 per annum exclusive. The lease is contracted out of the provisions of Part 2 of the Landlord and Tenant Act 1954.

LEGAL COSTS

Each party to bear their own.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £29,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

VALUE ADDED TAX

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 (73).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

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

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk

