



UNIT M SCOPE COMPLEX, WILLS ROAD, TOTNES, TQ9 5XN

The property comprises a versatile ground floor unit in a terrace of light industrial/warehouse units, with on site parking available (but not allocated) on the popular and very conveniently located Scope Complex in Totnes.

The unit provides 1,000 sq ft workshop unit with WC.

- TO LET
- LIGHT INDUSTRIAL UNIT
- ESTABLISHED TRADING ESTATE
- 1,000 SQ FT (93 SQ M)
- PARKING AVAILABLE
- EPC RATING D (82)

Guide Price: £9,000 Per Annum Exclusive



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

The property is located in the Scope Complex, which forms part of the Totnes Industrial Estate, conveniently located just on the edge of Totnes, providing quick and easy access to the A385 to Paignton and the A38 to Exeter, Plymouth and beyond.

PREMISES:

A ground floor, end of terrace light industrial unit with good eaves height, a roller shutter door and WC. parking is available on the estate but not allocated.

SERVICE CHARGE:

The service charge proportion for the unit is 6.13% of the total, currently running at £1,236.20 plus VAT for the current year. The insurance rent for the year is £503.07 plus VAT

SCHEDULE OF ACCOMMODATION:

1,000 sq ft (93 sq m) gross internal area .

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a term of 5 years with a Tenant option to break after the 3rd year.

Tenant to pay a contribution of £250 + VAT to the Landlord's legal fees.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £7,800 from April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999



VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (82).

CONTACT INFORMATION:

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

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