



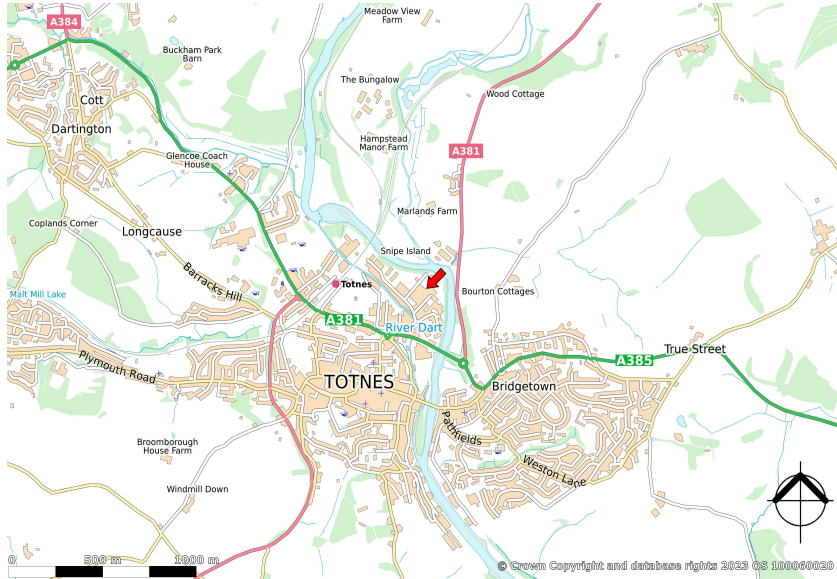
UNIT O SCOPE COMPLEX

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.

£9,000PA

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



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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.

DESCRIPTION:

The property comprises a versatile ground floor unit in a terrace of light industrial/warehouse units, with on site parking available (but not allocated)

The unit provides for a workshop with WC.

SCHEDULE OF ACCOMMODATION:

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

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 £815.67 plus VAT

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.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £7,700. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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