

# TO LET

## Secure Yard Space

East Town Park, Mill Street, Crediton, EX17 1HL



- 6,000 sq.ft (557.41 sq.m)
- Suitable for parking or external storage purposes
- Excellent vehicular accessibility
- Landlord would consider fencing to separate



### Location

East Town Park is prominently situated with extensive road frontage to the A3072 Mill Street, which forms an important link from the town centre to Lords Meadow, where both the main industrial and employment uses are located as well as the extensive sports and leisure facilities at Lords Meadow Leisure Centre. The site now benefits from improved link road access to the A377 Wellpark roundabout.

Occupiers on the Estate include Lowe & Bespoke Kitchen Cabinetry and Partservice, a distributor of parts to the automotive trade. Morrisons supermarket is located immediately next door to the site.

### Description

The East Town Park extends to approximately 0.43 hectare (1.065acres) and has four buildings within the enclosed yard. There is excellent vehicular accessibility to the Estate from Mill Street via steel security gates and the curtilage is fenced. The yard area extending to approximately 6,000 sq.ft (557.41 sq.m) is tarmac surfaced and located immediately the north of Unit 4, occupied by Partservice. It would be suitable for parking or external storage purposes. Depending on the occupier's intended use, the landlord would consider fencing the yard area to separate it from the communal areas of the Estate, however if the yard is to be used for parking or shipping container storage, then this may be unnecessary and make it less accessible for the tenant.

### Business Rates

The premises do not appear to have been assessed for Business Rates. If the premises are assessed and Business Rates become payable the tenant shall be liable to pay them.

### Lease Terms & Rent

The premises are available on lease terms to be agreed, at a rent of £9,000 per annum exclusive (based on £1.50 per sq.ft) if the premises remain open space or £12,000 per annum if the yard is to be enclosed with a fence and gates installed by the landlord. The lease will be excluded from the security of tenure provisions contained within the Landlord & Tenant Act 1954.

### VAT

VAT will be payable on the rent.

### Legal Costs

Each party to be responsible for their own legal costs incurred with the transaction.

### Viewing

By appointment through the sole agent, Bruton Knowles.

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### Contact:

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Partner

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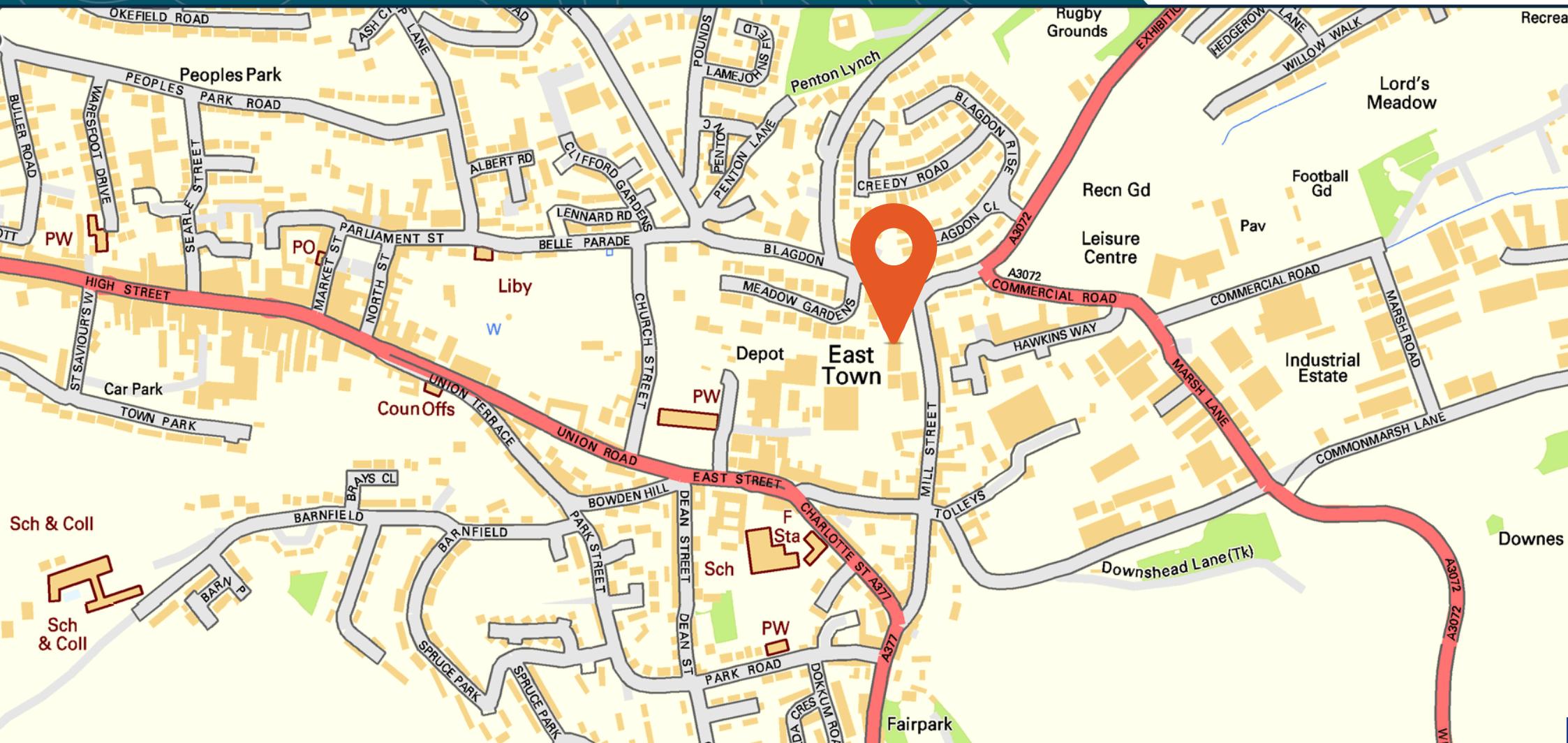
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