

# TO LET

## Commercial Business Premises

Unit C4b Westleigh Willows, Feniton, Nr Honiton EX14 3BN



- 778 sq.ft (72.28 sq.m)
- Well presented premises suitable for catering use
- Ample power sockets & suspended ceiling
- Two car parking spaces
- £5,400 pax (£450 pcm)



#### Location

Westleigh Willows Farm is conveniently located less than a quarter of a mile from the Patteson's Cross junction of the A30, Honiton Road. Travelling from Exeter towards Honiton, take the signs towards Feniton and Payhembury, and Westleigh Willows is the first entrance on the right. Westleigh Willows offers the rare opportunity for business occupiers to find premises in a very convenient location, whilst enjoying a fine rural setting overlooking paddocks and countryside beyond.

Other occupiers of the Estate include The Curtain & Soft Furniture Workroom Ltd, Otter Vale Joinery, T & T Coachworks Ltd and Mark 1 Conversions Ltd.

#### Description

The Business Park has attracted a number of occupiers who have remained on the Estate for many years.

Unit C4b is a well-presented business premises which would be suitable for a variety of uses having most recently been occupied by a catering business. Consequently, it has been upgraded to include:

- \* A modern suspended ceiling with recessed lighting
- \* Wipe clean walls for food preparation
- \* A stainless-steel extraction hood, splashback and bottled gas connection for a commercial cooker
- \* Large double stainless-steel sink and drainer plumber in
- \* Gas boiler for hot water
- \* Ample power sockets for most occupier's requirements
- \* Commercial quality vinyl floor finish (Altro or similar)

The Unit has been divided to create an entrance lobby/ storage area 5.30m x 2.69m (17' 5" x 8' 9") incorporating a handwash basin. Double doors lead into the commercial kitchen/ food preparation area overall dimensions of 11.00 m x 5.28 m (36'1"x 17'4") with a ceiling height of approximately 2.1 m (6' 10"). Within this area is an office with window looking into the production space. The office is 2.64m x 2.5m (8' 8" x 8' 2").

Pedestrian access is available from which the shared kitchenette and WC facilities are available. Please note, there is no direct vehicular access to the premises, but there is a shared loading area.

#### Parking

There are two car parking spaces available with the unit.

#### Services

The premises have modern lighting and ample 240v power points throughout which would suit most occupier's requirements. The electricity supply is separately metered, and there are communal WCs located adjacent to the premises. Gas is from a bottled supply which the tenant must arrange and maintain. The gas boiler provides heating and hot water. The premises have been fitted with a modern fire alarm system which the landlord maintains.

#### Planning

The premises have planning consent for B1, B2 and B8 Uses. Interested parties are encouraged to speak to the Local Planning Authority to confirm that the premises have the appropriate consent for their intended use.

#### Energy Performance Certificate

The energy performance certificate rating is D90. The full certificate and recommendations can be provided on request.

#### Lease

These premises are available by way of a new business lease at an annual rent of £5,400 per annum exclusive (£450.00 per calendar month).

#### VAT

There is no VAT to pay on the rent of service charge.

#### Service Charge

The tenant is liable to pay a modest service charge to cover a contribution towards the annual Buildings Insurance, the costs of maintaining the shared services and maintenance of the Estate communal areas. Details are available from the agent on request.

#### Business Rates

Rateable Value: £4,900 (from 1st April 2026).

Description: Workshop and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

#### Legal Costs

Each party will be responsible for their own legal costs incurred.

#### Viewing

By appointment only with Bruton Knowles.

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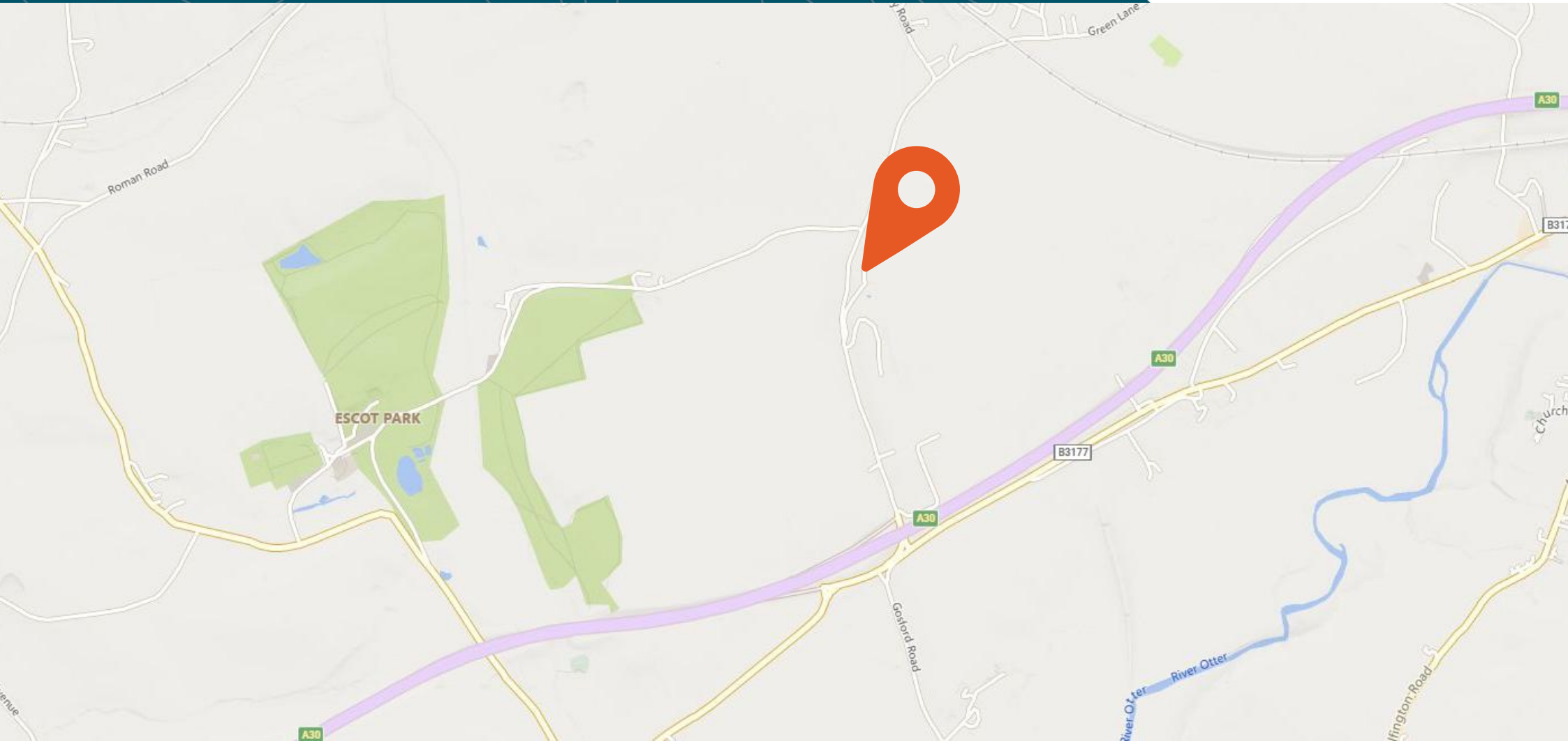
Exeter EX1 1RR



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