

TO LET

Flexible Retail Premises

Unit 17, Finnimore Trading Estate, Ottery St Mary, EX11 1NR



- Flexible Retail Premises
- With Workshop Space & Secure Yard
- Premises 429.02 sq.m (4,618 sq.ft)
- £37,500 pa



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Location

Finnimore Industrial Estate is strategically located on the outskirts of Ottery St Mary, providing convenient access to key transport routes. The estate lies approximately 2 miles from the A30 dual carriageway, a major arterial route connecting the region, and is just 9 miles from Junction 29 of the M5 motorway, facilitating efficient travel to and from the area. Exeter is situated around 11 miles to the west, offering a wide range of amenities and services, while the market towns of Honiton and Sidmouth are both within a 5-mile radius, providing additional local conveniences.

The Estate is home to a diverse mix of established businesses, including Move Forward Gym Ltd, a well regarded fitness centre; Chunk of Devon, a specialist food producer; Smart Build Supplies Ltd, a supplier of construction materials; and Perkins Ltd, a company with a strong local presence. This varied tenant base reflects the estate's suitability for a broad spectrum of commercial and industrial uses.

Description

Unit 17 occupies a prominent position close to the entrance of the Estate. Most recently occupied as an antiques centre, the premises has a good amount of parking to the front within an area that extends to approximately 2,166 sq.ft (201.25 sq.m). There is a further external display area to the side, part of which is fenced and gated, this extends to approximately 1,509 sq.ft (140.18 sq.m).

The premises are constructed with steel portal frames and brick elevations beneath an insulated corrugated roof with a combination of powder coated aluminium and PVCu double glazed windows and doors. The main showroom is accessed via double doors into the reception area which sits beneath a steel framed mezzanine floor upon which a single office, staff kitchenette and WC have been constructed. The premises form one half of a building which has been divided centrally to create two self-contained units with a shared pitched roof. Consequently, the showroom has a mono-pitch roof with a maximum eaves' height of 6.6m and a minimum eaves height of 4.0m. The premises offer a light and versatile retail space

with a good degree of natural daylight which is supplemented by LED strip lights suspended on chains. There is a gas fired space heater and ceiling fans to recirculate warm air during the cooler months. The premises have a modern electricity consumer board, 3-phase power and sufficient power sockets to meet most occupier's requirements. The retail space benefits from a manually operated roller shutter door in addition to pedestrian entrances at the front and into the yard space to the side. The unit comprises the main showroom with three additional areas which could also be used for retailing, storage or workshop uses. Two of these are approximately 9.93m deep by 4.36m wide, with the third 4.46m wide. These spaces each have access to the side yard, area 1 (closest to the main showroom) has a full mezzanine floor and a single WC partitioned off at ground floor level; this is served by a pedestrian door. Area 2 has pedestrian access with a steel security shutter and Area 3 has a steel roller shutter door with separate pedestrian access to the side. The units are sub-divided with concrete blockwork partition walls which could enable these units to be put to a number of uses or sub-let, subject to the landlord's consent.

The accommodation is summarised opposite, all areas stated are approximate gross internal areas (GIA).

Services

The premises benefit from mains water/ drainage, gas and electricity (3-phase).

Planning

The premises have most recently been used as an antiques centre (retail showroom with outdoor displays/ architectural salvage yard). Interested parties should enquire with East Devon District Council to confirm if the premises have the appropriate planning consent for their intended use.

Energy Performance Certificate

The energy performance certificate rating is D76.

Accommodation

	Sq.m	Sq ft
Main showroom	222.93	2,400
Showroom mezzanine	45.18	486
Area 1	43.29	466
Area 1 mezzanine	30.00	323
Area 2	43.29	466
Area 3	44.29	477
Total Accommodation	429.02	4,618
Front yard incl parking area	201.25	2,166
Side yard	140.18	1,509
Total Yard & Parking	341.43	3,675

Business Rates

Rateable Value: £45,250 (from 1st April 2026).

Description: Warehouse 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>

Terms

The premises are available on a new Full Repairing & Insuring Lease for a term to be agreed.

Rent

£37,500 per annum.

VAT

VAT will be applicable to the rent.

Viewing

By appointment with Bruton Knowles.

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Contact:

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Partner

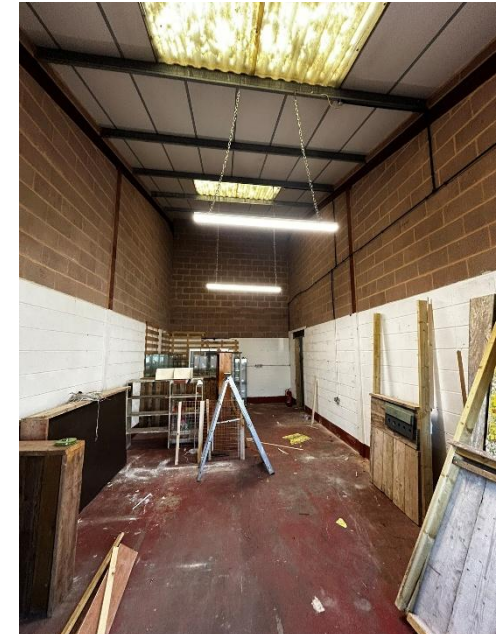
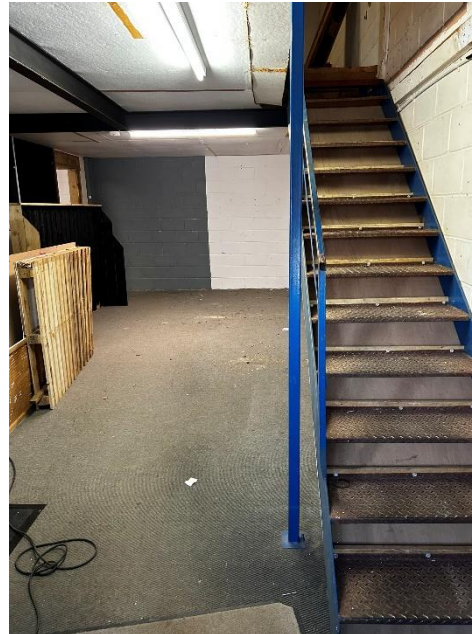
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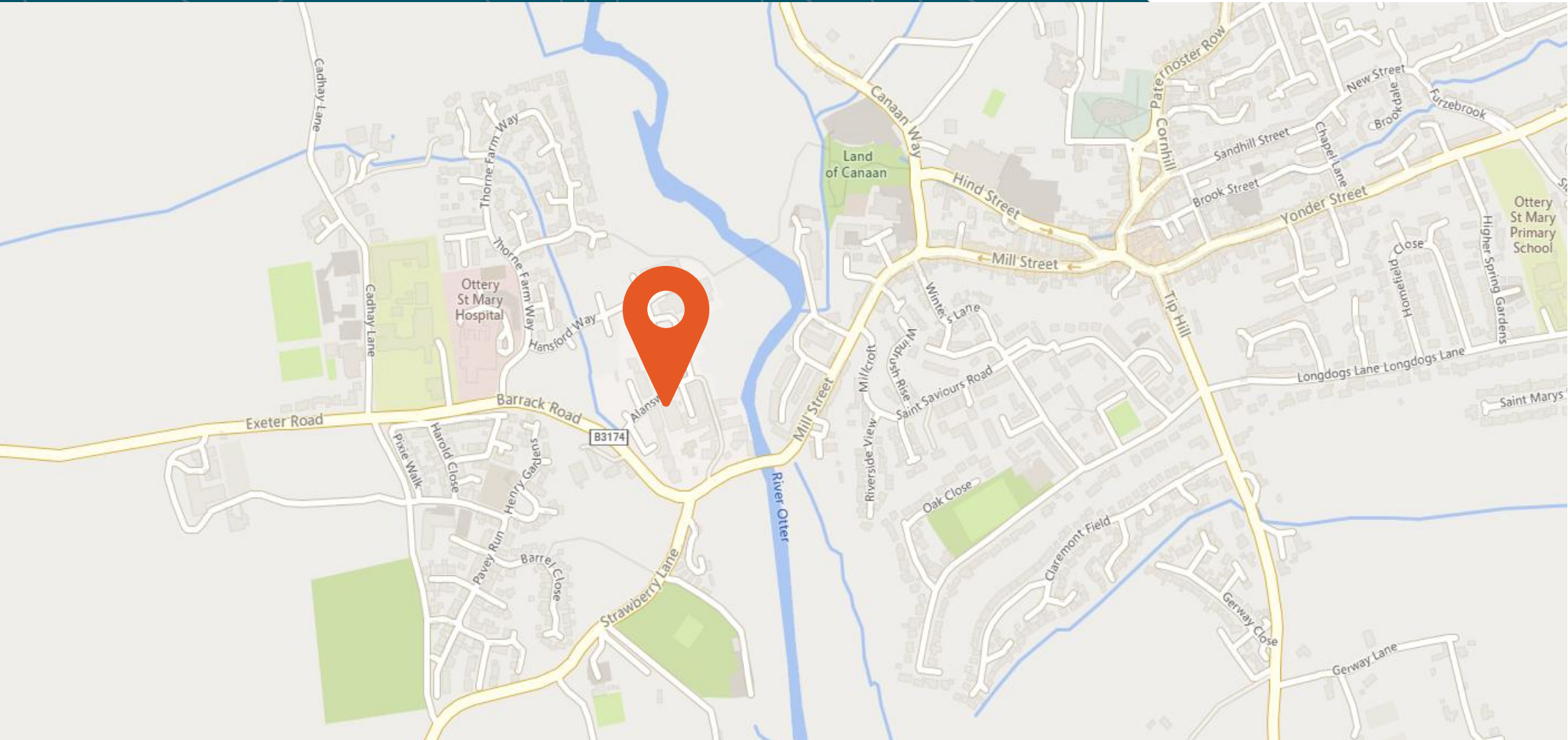
Exeter EX1 1RR



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/// what3words [unlocking.hilltop.post](https://www.what3words.com/unlocking.hilltop.post)

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