

## PROMINENT ROADSIDE OPPORTUNITY

KENNFORD NORTH, HALDON HILL, EXETER, DEVON, EX6 7XS

### KEY POINTS

- Frontage to A38
- Site area 9.88 acres
- New build drive-thru if required
- Existing A3 consent
- Potential hotel location subject to planning

### LOCATION

Located on the northbound A38 close to Exeter Racecourse and six miles south of Exeter. The site is adjacent to a BP petrol fillings station and enjoys substantial road frontage.

[Click here for Google street view.](#)

### DESCRIPTION

A single storey purpose built roadside restaurant. We are advised that the gross internal area (GIA) of the property, measured in accordance with the RICS Code of Measuring Practice is 4,416 sq ft (410.02 sq m) and 50 car parking spaces.

### TERMS

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to a open market rent review at the end of every fifth year.

### RENT

Rental offers for the existing building are invited commencing at £40,000 per year.

### FREEHOLD

Alternatively our client's will consider the sale of the freehold interest with offers in excess of £750,000.

### EPC

An EPC for the property has been commissioned and will be available to interested parties on request. [www.roadsideproperties.biz](http://www.roadsideproperties.biz)



Picture taken when unit was trading.

### RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Value	- £40,250.
UBR for 2012/13	- £0.458
Rates Payable	- £18,434.50 pa

Prospective occupiers should verify the above information for themselves.

### TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

**A non refundable deposit of £5,000 and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.**

### VAT

All prices and figures quoted exclude VAT which will be applicable.

### VIEWING

All viewings through joint sole agents:

David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Sammi Charad  
020 7758 3282  
[sammi@ashwellrogers.com](mailto:sammi@ashwellrogers.com)

or Edward Symmons, 01752 222233  
Subject to Contract revised October 12

### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

