

PROMINENT ROADSIDE OPPORTUNITY - TO LET OR FOR SALE

SMITHALEIGH, PLYMPTON, DEVON, PL7 5AX

KEY POINTS

- **Frontage to A38**
- **Site area 0.84 acres**
- **Existing A3 consent**

LOCATION

Located southbound along the A38, approximately 8 miles east of Plymouth. The property is situated along a slip road with a nearby BP petrol filling station.

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

DESCRIPTION

A former farmhouse of brick construction over two stories. The premises provides for a restaurant and a 3 bedroom flat. The existing unit provides a unit of approximately 2,442 sq ft (226.9 sq m) and 34 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 an open market rent review at the end of every fifth year.

RENT

Rental offers for the existing building are invited commencing at £35,000 per annum exclusive.

FREEHOLD

Alternatively, our clients will consider a sale of their freehold interest with offers in excess of £275,000 plus VAT.

EPC

An EPC for the property has been commissioned and will be available to interested parties on request.



Picture taken when unit was trading.

RATES

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

Rateable Value	- £26,750
UBR for 2012/13	- £0.458
Rates Payable	- £12,251.50 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.

VIEWING

All viewings through joint sole agents:

Ashwell Rogers

David England

020 7758 3284

david@ashwellrogers.com

or Edward Symmons, 01752 222233

Sammi Charad

020 7758 3282

sammi@ashwellrogers.com

Subject to Contract revised Oct 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 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.

