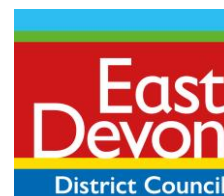


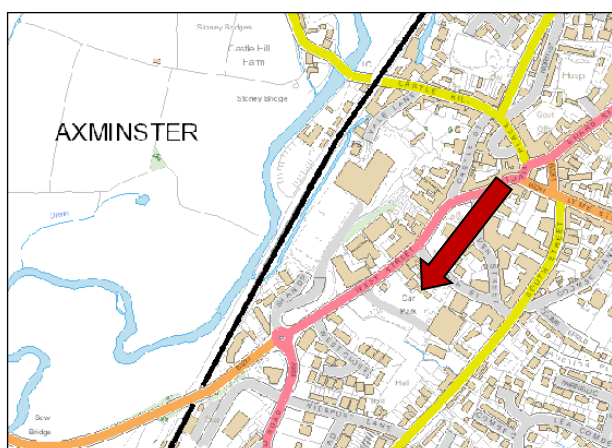
# TO LET

**Lock up Garages  
West Street Car Park  
Axminster  
EX13 5NX**



## **125 ft<sup>2</sup> (11.63 m<sup>2</sup>) Lock up Garages**

- **Situated within West Street Car Park**
- **Convenient location close to town centre**



**Tel:** 01395 571589

**E-Mail:** [property@eastdevon.gov.uk](mailto:property@eastdevon.gov.uk)

**Location:**

Conveniently situated near the town centre and the Co-op store within West Street Car Park.

**Description:**

We currently have two mid-terrace garages in a block of 7 similar units. The units are constructed of a concrete floor, concrete block and stone walls with a mono-pitch corrugated metal roofs. Garages have two timber doors which open outward and are lined with galvanised steel sheeting for extra security.

The garages have an internal floor area of approximately 125 ft<sup>2</sup> (11.62 m<sup>2</sup>). Approximate dimensions are as follows:

Door height	6'1"	1.86 m
Door width	7'1"	2.15 m
Internal Depth	14'10"	4.51 m
Internal width	8'6"	2.58 m

**Services**

There are no services connected the garages.

**Business Rates**

Not applicable.

**Lease Terms**

The garages are offered by way of lease agreements for 6-years term with a rent review at year 3.

Also included is an option to terminate the lease at any time, with 1 months' notice in writing, the landlord being able to end the lease with 3 months' notice in writing. The lease will be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

A rent of £1,000 per annum (exclusive of VAT) is being sought for each garage unit.

**VAT:**

An element of VAT is payable at the current standard rate of 20%.

**Insurance**

The Council maintains a building insurance policy for the premises. The rent is inclusive of the premium. The tenant must insure the contents including any third party liability.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Viewing and Further Information**

Viewing the garage can be arranged by prior appointment with Property Services by calling us on 01395 571589.

**Note:** The East Devon District Council as lessors give notice that:-

1. These particulars do not constitute any part of an offer as a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Council or its Officers.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of facts.
4. Any intending lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Council and its employees do not have any authority to make or give any representations or warranty whatsoever in relation to this property.