

TO LET

Unit 1
Riverside Workshops
Riverside Way
Harbour Road
Seaton
EX12 2UE



589 SQ FT (54.72m²) Industrial Workshop Unit

- Situated within a complex of established industrial workshop units located off Harbour Road, Seaton
- Convenient location close to Seaton town centre
- On-site Parking



Tel: 01395 571589

E-Mail: property@eastdevon.gov.uk

Location

Unit 1, Riverside Workshops is situated on the established Riverside Industrial Estate which is conveniently located less than 1 mile from Seaton Town Centre and close to amenities.

Description

Unit 1 is an end of terrace in a block of 4 similar units measuring approximately 589 sq ft (54.72 sq m) GIA.

The unit benefits from a WC and separate hand-wash basin, concrete floor (due to be redecorated before Lease Commencement), a single door and a set of double doors, all to the front of the Unit. To the rear of the Unit there is a fire door (also due to be replaced before Lease Commencement).

Lease Terms

The Unit is offered by way of a new internal repairing and insuring lease for a 6-year term with a rent review at year 3. The lessee will have the option to terminate the lease at any time, upon serving the Council at least 3 months' notice in writing. The landlord will be able to determine upon serving the lessee 6 months' notice in writing.

The lease will be contracted outside of the Security of tenure provisions of the Landlord & Tenant Act 1954.

The site is being marketed with a guide rent of £6,000.00 per annum, exclusive of outgoings.

Best and final rental offers are sought, and these should be submitted by email to: property@eastdevon.gov.uk by Noon on Tuesday the 30th of April 2024 in order to be considered. Any offers should include the name of the Tenant together with the nature of the proposed use.

Services

Mains electricity (including 3 phase) water and drainage are connected. Gas is available but not connected. If required, the incoming Lessee would need to contact the appropriate statutory undertakers to arrange connection.

Rates

The Rateable Value of Unit 1 on the 2023 Rating List is £4,400.00. Some rate relief may be available to qualifying small businesses. For further information interested parties should contact the Council's Business Rates Team on 01395 517445.

VAT

All outgoings are exclusive of VAT. The Council has not elected to charge VAT on the rent; however, some uses of the site may attract VAT liability on the rent. Interested parties should satisfy themselves as to whether this liability will arise.

Parking

Limited car parking is available within the estate in common with other occupiers and visitors to the workshops. The Council shall be under no obligation to ensure that any such parking spaces are available at any one time.

Insurance

The lessee shall be responsible for the purchasing the appropriate level for insurance cover for the site. The lessee shall maintain a Public Liability Indemnity insurance policy to the value of not less than £5,000,000 for any one claim. The Council reserves the right to vary this figure from time to time as and when deemed necessary.

Legal Costs

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

Energy Performance Certificate

An EPC is available on request.

Viewing and Further Information

Viewing can be arranged by prior appointment with Property Services by calling 01395 571589 or via email at property@eastdevon.gov.uk.

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.