

TO LET

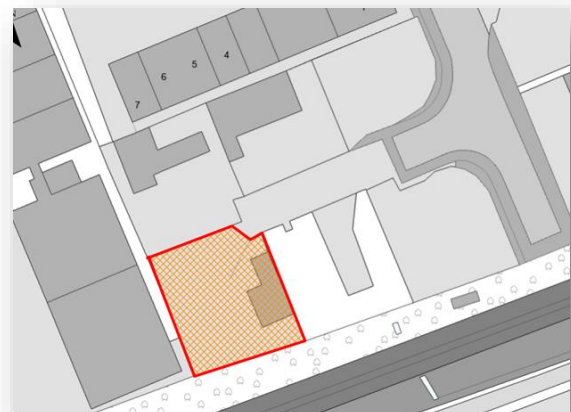
Mini Site 3
Durham Way
Heathpark Industrial Estate
Honiton
EX14 1SQ



Fenced Compound/Site

Approx. 543 m² (5,845 ft²)

- Fenced compound suitable for Sui Generis Uses (any changes to this are subject to the appropriate Planning Permissions consents).
- Convenient location within easy reach of the A30 and local Town amenities
- Popular industrial estate location



Tel: 01395 571589

E-Mail: property@eastdevon.gov.uk

Location

The compound is situated on the popular Heathpark Industrial Estate within the surroundings of a small Mini Site estate. Site 3 is conveniently located just over 1 mile from the town centre of Honiton.

Description

The property comprises a fenced open storage compound with a combination of rough concrete and tarmac surfacing extending to approximately 543 m² (5,845 ft²) GIA overall, with a useable site area of approximately 481 m² (5,177 ft²). Access to the site is via secure double width entrance gates which are due to be replaced week commencing 22/04/2024.

The 3 basic terraced buildings on the site are to be let as seen and measure approximately as follows:

Building 1: 6.7 m² (72 ft²) GIA

Building 2: 8 m² (86 ft²) GIA

Building 3: 43.9 m² (472.5 ft²) GIA

Total buildings area: 58.6 m² (630.8 ft²) GIA

Note: buildings 2 and 3 are interconnected.

Lease Terms

The compound is to be let on a six-year lease term with a rent review after three years. 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 site is being marketed with a guide rent of £5,000.00 per annum, exclusive of outgoings.

Best and final rental offers are sought and should be submitted by email to: property@eastdevon.gov.uk by no later than Noon on Friday the 26th 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.

Energy Performance Certificate

An EPC is not required at the present time.

VAT

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

Rates

Rateable Value on the 2023 Rating List is £5,600. 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.

Services

The site is an open storage compound with evidence of a past electricity connection. Please be aware that no other services are connected; however, we understand that other services are available within the vicinity. If required, the incoming lessee would need to contact the appropriate statutory undertakers to arrange connection.

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 shall be responsible for their own legal and professional costs.

Viewing and Further Information

Viewing can be arranged by prior appointment with Property Services Tel: 01395 571589 or by email 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.