



To Let

£65,000 pax

1-2 Twyford Units, Kennedy Way, Tiverton, Devon, EX16 6RZ

6,642 Sq Ft
(617 Sq M)

Summary

- Rare opportunity to lease a roadside trade counter premises in Tiverton
- Approximately 6,642 sq ft (617.06)
- Other occupiers in close proximity include Snap Fitness, Halfords. Pets at Home and Morrisons Superstore, Easy Bathrooms and Tiverton & District Hospital
- Suitable for a range of uses
- Large forecourt and yard
- Flexible accommodation for a range of uses
- New lease available

Location:

The property is located in Tiverton circa 14 miles north from Exeter and 21 miles south of Taunton. The town itself has rich history in the manufacturing and wool industry and more recently in the logistics and services market due to its proximity to the M5.

The premises is situated on one of the main aerial roads into the town in a prominent roadside position opposite Snap Fitness, Halfords and Tiverton Rugby Club. The property is also positioned adjacent to Pets At Home with Morrisons Superstore approximately 100 meters further down the road.

Description:

The property consists of a glazed front showroom premises with interconnecting access into a dual aspect store/workshop rear unit with further offices and storage to the side. The property benefits from 3 roller shutter doors measuring approx. 6m x 3.65m (x2) and 4.85m x 3.67m.

There is an additional self-contained store unit to the rear which provides further storage or office accommodation.

The premises also benefits from a large front forecourt which provides room for approx. 20 plus cars as well as additional customer/staff parking to the side.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Unit 1 (Including Show room)	490.15	5,967
Unit 2	26.90	1,366
Total	617.06	6,642

Service charge:

A service charge will be levied for the upkeep of the estate. Further information is available via the marketing agents.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (80)

Planning:

The property was previously used as a used car sales and maintenance depot, but may be suitable to alternative uses. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £51,000, therefore making the approximate Rates Payable £27,846 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on full repairing and insuring lease with terms to be negotiated.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

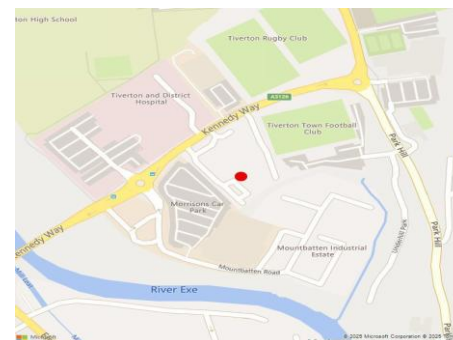
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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