

To Let

£25,000 pax

1-3 Chatto Way, Torquay, Devon, TQ1 4UE

2,814 Sq Ft
(261.4 Sq M)



Summary

- Opportunity to lease a prominent industrial unit within popular estate
- Trade counter and warehouse accommodation approx. 2,814 sq ft (261.39 sq m)
- Showroom measuring approx. 474 sq ft (44.02 sq m)
- Ample parking to the front of the units
- Good access to A380 for Newton Abbot and M5 for Exeter
- Other occupiers on the estate include DFR Roofing, Devondale Electrical and Plumb Centre
- Potential to be immediately available

Location:

The property is located on the popular Chatto Way Industrial Estate, just off Lymington Road close to Torquay town centre, with good access via Hele Road and Riviera Way to the A380 to Newton Abbot, and the M5 motorway network at Exeter.

Chatto Way is a popular industrial estate of 16 small units with occupiers including Devondale Electrical,

Johnstones Paints, Plumb Centre and National Windscreens.

Units 1 & 3 are highly visible on the lefthand side at the entrance to the estate.

Description:

The property comprises a steel portal frame unit constructed approximately 30 years ago with brick work lower elevations to the front and steel sheeting above and with the benefit of a personnel door together with up-and-over loading door to the front.

Features include the following:

- Showroom measuring approx. 7.75m x 5.68m
- WC facilities
- Fluorescent lighting
- Professionally managed estate with 24 hour CCTV security
- X2 Roller shutter doors 2.6m x 3m
- Ample parking allocated to the unit

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
Total	261.4	2,814

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity (phase 3), 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 (90)

Planning:

The amended use classes would mean this property could be used for E class 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 £17,500, therefore making the approximate Rates Payable £8,732.50 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 premises are available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent, insurance and estate charge.

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.

Disclosure of Interest:

In accordance with the Estate Agents Act 1979, under S21, we hereby declare that the premises are owned by a company of which an employee of Vickery Holman is a minority shareholder.



CONTACT THE AGENT

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