

RETAIL
INDUSTRIAL
OFFICE

TO LET

MODERN RETAIL / OFFICE UNIT ON THE LINHAY BUSINESS PARK ADJACENT TO THE A38 EXPRESSWAY

Ground and 1st Floor Retail space of approximately 302 sq.m (3,253 sq.ft) plus
Ground and 1st Floor Storage / Workshops / Office etc of 162 sq.m (1,716 sq.ft)
So totalling some 462 sq.m (4,973 sq.ft) together with 19 Parking spaces

UNIT C1 (BIGPEAKS) LINHAY BUSINESS PARK, ASHBURTON NEWTON ABBOT, DEVON, TQ13 7UP



A modern Retail Unit conveniently located on the prestigious Linhay Business Park on the edge of Ashburton, adjacent to the A38 Devon Expressway offering easy access to Exeter and the M5 Motorway, or to Plymouth and Cornwall to the South. The Unit has traded as BigPeaks, a specialist retailer of Bikes and Watersport equipment, but would suit a variety of potential uses subject to the necessary consents.

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SITUATION AND DESCRIPTION

The Linhay Business Park is located adjacent to the A38 Dual Carriageway on the edge of Ashburton linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications will make this a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. With quick access to the A38 Exeter is just 18 miles distant with Plymouth approximately 35 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is some 12 miles away. Ashburton offers a local centre with a vibrant Town Centre.

Unit C1 is a modern and well presented purpose built end of terrace Business Unit which has traded as Big Peaks, a Mountain Bike and Watersport equipment retailer for many years, benefitting from 19 car parking spaces in the front courtyard. A full height glazed frontage provides a light and airy retail space with a balcony area running around 3 sides. To the rear is a workshop / store and Office with a further storage / workshop area on the first floor. The space is flexible and versatile, and would suit a wide variety of potential users including a continued Retail use, Offices, Manufacture / Assembly space or a mix of these uses, subject to any necessary consents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Retail Area **17.18m x 13.26m (56'4" x 43'6") max**

Approached from the courtyard via pair of glazed doors. Attractive space with full height area plus galleried Balcony running to 3 sides offering further retail space. Laminate floor.



Mezzanine Retail Areas

These are located to 3 sides around the main retail area and offer 2 areas of **10.00m x 3.00m (32'10" x 9'0")** plus one at the front of **11.24m x 3.24m (37'5" x 10'8") max**

Laminate floors Balustrade to retail area below. Main central staircase plus 2 further staircases at each end.



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Workshop No 1 **6.36m x 4.76m (20'10" x 15'7") max**
2 access doors from the retail area. Slat boarding to one wall. Ruberised flooring. Power and lighting as fitted.



Office **5.81m x 4.76m (19'1" x 15'7") max**
Window to side. Power and light as fitted. Carpeted. Currently partitioned into 2 area but can be opened up if required.

Rear Lobby
Side door to parking area for deliveries etc, plus doors to

Kitchen / Staff Room **2.59m x 2.48m (8'6" x 8'2") max**
Range of base units under worktop with inset stainless steel sink unit and single drainer. Space for fridge and slim dishwasher.



Toilet / Shower Room
WC suite with wash basin and shower cubicle with glazed screens and Mira electric shower unit. Window to front.

To the rear of the ground floor retail, area are the following:-

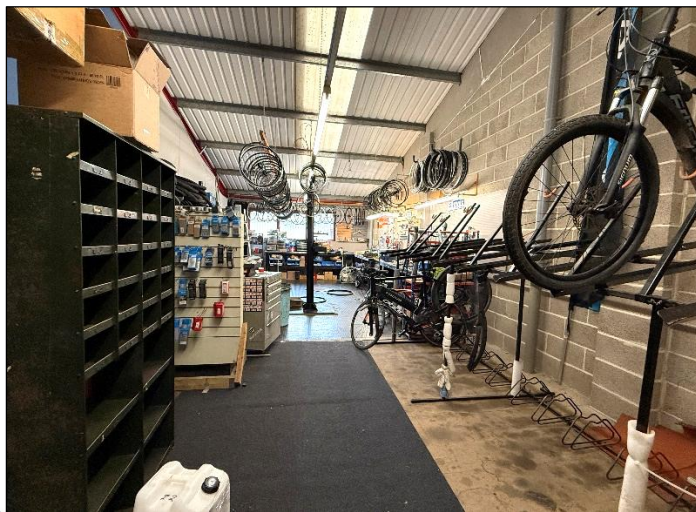
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Mezzanine Workshop/ Store 17.2m x 4.96m (56'4" x 16'3") max

Located off the mezzanine balcony, and could be opened up to provide further retail space if required. Power and light as fitted.



EXTERNALLY

To the front of the unit is a shared car parking area with the allocated car parking spaces to this unit.

RENT

£42,500 per annum plus VAT is sought for these well located retail premises with ample parking on this sought after development.

LEASE

Anew 6 or 10 year FRI lease is available with a mid term rent review. The rent will be payable quarterly in advance by standing order with a 3 month rent deposit required. A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is chargeable on the rent and service charge.

The tenants will be responsible for the payment of a ground rent of £50 per annum. The landlord will insure the premises and reclaim the premium from the tenants. The lease will be contracted outside of the Landlord and Tenant Act.

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. Prospective purchasers should make their own enquires of the relevant service providers to ensure the supplies are sufficient for their purposes.

BUSINESS RATES

Rateable Value: - £40,000 (2026 valuation)

For confirmation of the Rates payable please contact Teignbridge District Council Business Rates Department on (01626 361101)

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed. Full details available on request.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a full version is available to download from the web site. The rating is: B 40.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0910)



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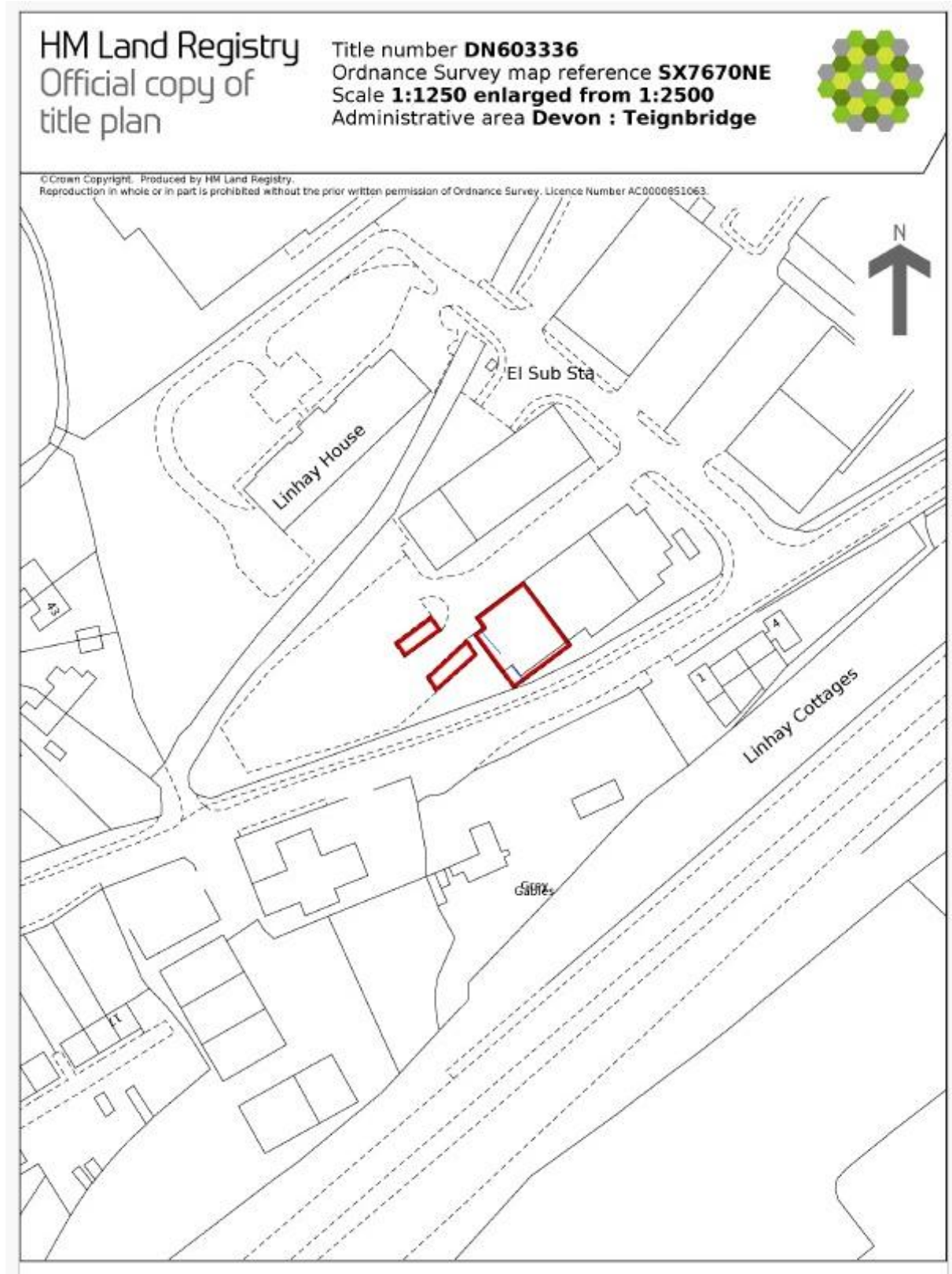
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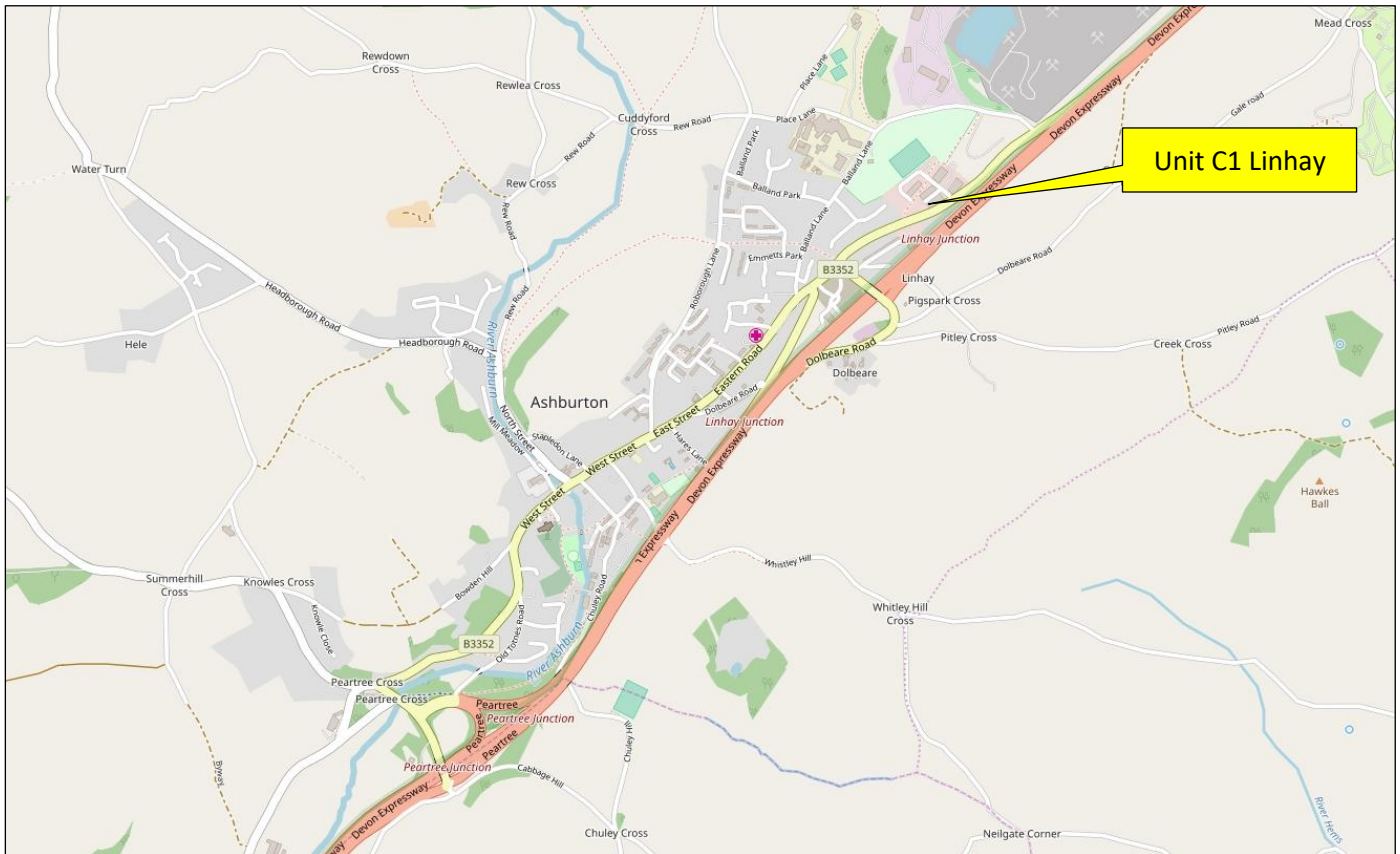
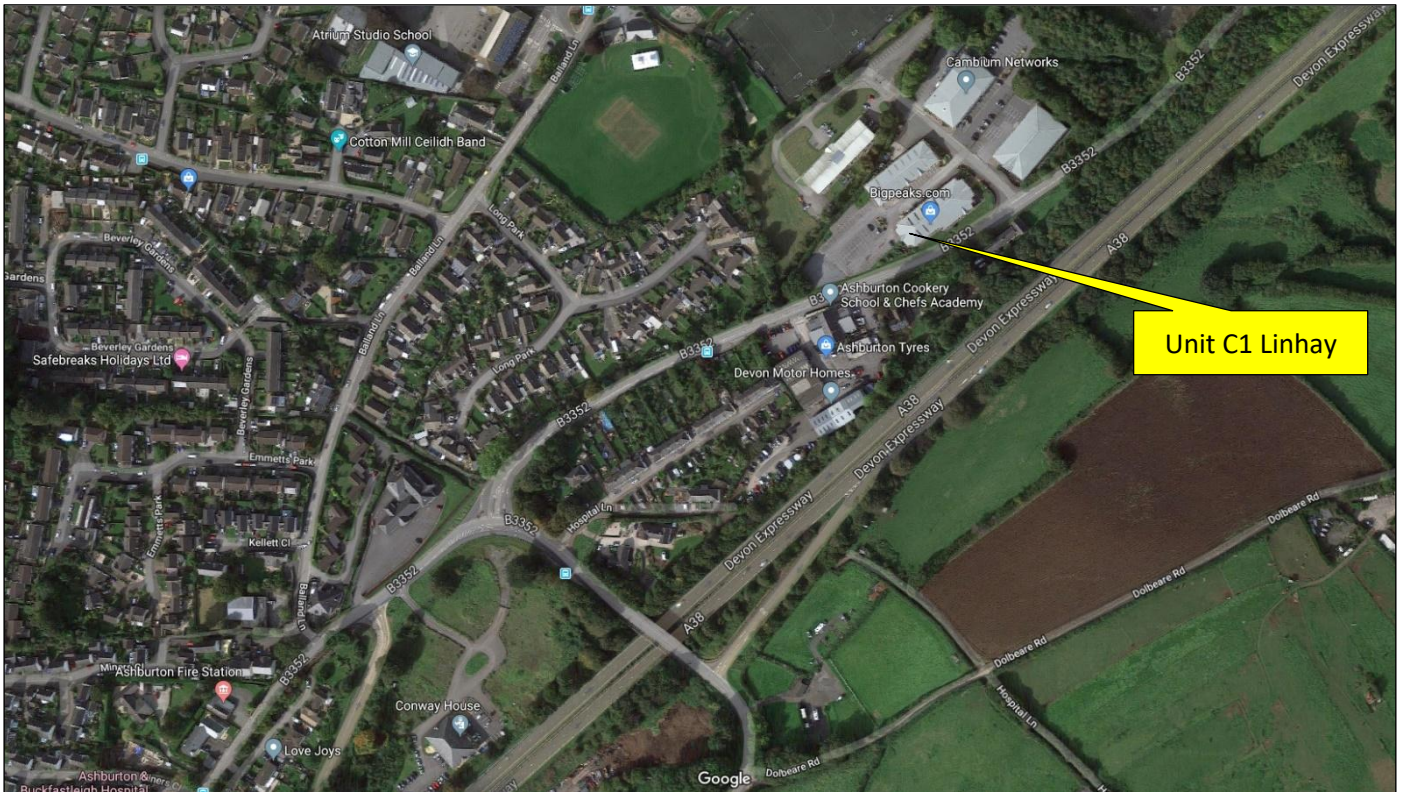
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.