

HOOTONS

UNIT 3
MILLWEY RISE INDUSTRIAL ESTATE
WEYCROFT AVENUE
AXMINSTER
DEVON
EX13 5HU

FOR SALE/TO LET

INDUSTRIAL UNIT
67.35 sq m (725 sq ft)



Axminster is a Devon market town supporting a resident population of approximately 5,000 persons serving a larger hinterland located adjacent to the A35 trunk road. Millwey is the principal Trading Estate and is situated one mile north east of the town centre with access to the A358 Chard to Taunton Road. The estate comprises approximately 37,161 sq. m. (400,000 sq. ft.) of industrial accommodation, with nearby large space occupiers including Axminster Power Tools.

www.hootons.co.uk

The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk

DESCRIPTION

The property comprises part of a terrace of five single storey modern industrial starter units of steel portal frame construction with brick and profile metal clad elevations. The mono pitch roof is of profile metal sheeting, with a minimum eaves height of approximately 4.27m (14 ft). Access to the units is via manually operated roller shutter doors to a height of approximately 3.2m (10'7"). Three phase electricity has been installed. To the front of the unit there is a loading area/ car park.

ACCOMMODATION

The approximate gross internal floor area is: 67.35 sq. m. (725 sq. ft.)

TERMS

The property is available for sale by way of a 999 year lease with effect from 25th December 1995 subject to a ground rent of £1 p.a. Alternatively consideration would be given to leasing the property on a new full repairing and insuring lease for a term to be agreed.

PRICE/RENT

£67,500 or £6,000 per annum exclusive.

RATES

Rateable Value: £4,440

Rates Payable (2017/2018) 46.6p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Both parties will be responsible for their own legal costs in connection with these transactions.

EPC



VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurl Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton

Tel: 0117 933 9915

NOTICE

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