



COMMERCIAL PREMISES TO LET IN CENTRAL LOCATION
ADAPTABLE TO A VARIETY OF USES



Garage at St. John's Hall, King Street, Colyton EX24 6LA
Guide Rental: £4,000 Per Annum

This substantial detached building was originally designed and built for the St. John's Ambulances in Colyton but is now no longer required. It is of rendered concrete block construction beneath a fibreglass roof. It is well suited to a variety of uses including storage, workshop, garaging and possibly conversion into offices (subject to planning). The current approved planning use is B8 (storage and distribution). It is located in the picturesque county town of Colyton. Although centrally situated it is tucked away behind the St. John's Hall off King Street.

The Dimensions are:

Maximum width 24'8 (7.52m) reducing to 19'6 (5.94m) x 23'9 (7.24m). The internal height is 11'6 (3.51m).

There are two roller shutter entrance doors with a uPVC pedestrian door at the side, 4 roof lights, light and power. One parking space will be provided on the forecourt.

Proposed Lease:

It is envisaged that the premises will be let for a term of 3-5 years on a full repairing and insuring lease with the Tenant responsible for business rates. It will be an 'opted out' lease (i.e. not automatically renewable).

Rent:

Guide figure of £4,000 per annum.

Local Authority:

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ
(01404) 515616

Rateable Value:

To Be Assessed.

Directions:

On entering Colyton from the A3052 (at Colyford) in the centre of town continue straight across into South Street (just before the road turns right to the shops and Colcomb Pub) and this merges into King Street just past the left turn to Sidmouth Road. The St. John's Hall will be found on the left hand side with the Garage immediately behind it. Please see the attached location plan where the Garage is edged in red.

Viewing:

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.





NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4025**

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