



# To Let

## Unit 2, Manor Court Victoria Square, Holsworthy, EX22 6AA 11m<sup>2</sup> (118 sq ft)

### Location

The premise is situated in the Manor Courtyard, adjacent to the towns' main car park, just a few minutes stroll from the town centre.

### Accommodation

Floor Area                      11m<sup>2</sup> (118 sq ft)

The premises comprise a plasterboard walled room with a single door that opens out onto a beautiful courtyard. It is located on the ground floor and has one window overlooking the courtyard. The tenant will also have the benefit of access to a shared toilet and small kitchenette.

**Energy Performance Rating is D76.**

### Rent & Deposit

The rental is £1180 per annum + vat payable in monthly instalments of £118.00 in advance, by direct debit. The deposit is £196.67.



### Tenure

The premises will be let on on a three-year business lease. The tenancy will be contracted out of the provisions of Part II of the Landlord and Tenant Act 1954. The commencement date will be negotiable.

**Legal Set Up Fee** of £62.92 + vat.

### Services

Electricity is connected to the premise and will be recharged by the landlord every quarter. There is a separate toilet/small kitchenette area, and the cost of water and drainage is included in the rent. The tenant will be responsible for any other services, including telephone and broadband.

## Waste Disposal

Tenants are expected to be responsible for the removal of all waste from the site. Tenants will have to enter into their own agreements with any Waste Service providers.

## Liability

The Tenant will be responsible for repairing & insuring the interior of the premise. The Landlord insures the building and a pro-rotta charge is made to the tenant, this is currently £23.01 + vat. The Landlord is responsible for repairing the exterior. Public liability insurance must be arranged by the tenant for a minimum sum of £5,000.000.

## Rateable Value

The rateable value is £900 and the business rates payable are £449.10 for the period 2022-23. A change in occupation may trigger an adjustment of the rating assessment. You can apply for small business rate relief if this is your only business premises.

## References

Financial and accounting references may be sought from any prospective Tenant prior to agreement.

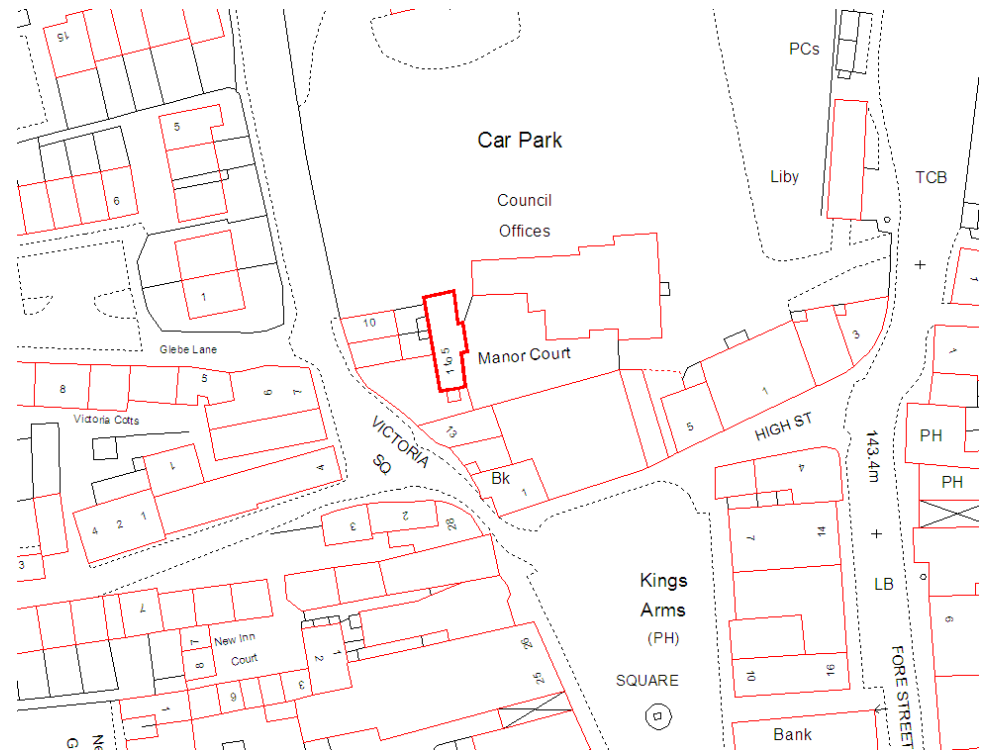
## Planning

Class E of the Town and Country Planning (Use Classes) Order 2020

## VAT

Under the Finance Acts 1989 and 1997 and 2006 VAT will be levied on the Rent. We recommend that the prospective tenant(s) establish the VAT implications before entering into any agreement.

## Location Plan



## Viewings

Strictly by appointment only, with:

Torrige District Council  
Riverbank House,  
Bidford,  
EX39 2QG

Contact: Sarah Pennington (01237) 428738, 07966 274629 or email [sarah.pennington@torridge.gov.uk](mailto:sarah.pennington@torridge.gov.uk)

## \*\* SUBJECT TO CONTRACT \*\*

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.