

TO LET

**Former Public Convenience
Station Road Car Park
Moretonhampstead
TQ13 8NT**



- **Fantastic opportunity to transform these premises**
- **Would suit a range of alternative uses, such as offices, workshops, storage (Subject to the necessary consents)**
- **Good location close to village amenities**
- **Available immediately**



Location

Located within the historic rural town of Moretonhampstead, lying on the edge of Dartmoor, a hugely popular tourist destination which acts as an excellent base to explore the Dartmoor National Park. Moretonhampstead lies on the A382 with good connections to the A38 and A30 and is approximately 13 miles West of Exeter.

As well as being a particularly popular destination with ramblers and cyclists, the town has a wide selection of hotels, bed & breakfasts, self-catering and camping accommodation in close proximity.

Description

Situated within the north west corner of the car park. The property is currently laid out as male and female public conveniences but is suitable for a number of other uses (such as: Storage/Private Garage, Small Office Unit/Small retail unit).

Gross Internal Area 59 sq.m (635 sq.ft)

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Lease Terms

The property will require clearing and fitting out either by the Landlord as part of an agreed fit out package or by way of a rent-free period to allow the tenants to complete these works as part of their fit out Works with their own contractor.

The premises are available by way of a new fully repairing and insuring lease for a term to be agreed at an initial rent of £3,000 per annum. The Council is willing to be flexible on terms subject to negotiation.

Business Rates

The current Rateable Value is £3,850 effective from 1st April 2017. Please note the rating assessment is based upon use as a public convenience. Any other use will require a reassessment and an altered rateable value being applied. Interested parties are advised to contact Teignbridge District Council's Business Rates Department 01626 215506.

Services

Mains electricity (single phase) with multiple sockets throughout the unit. Water and drainage are connected.

Parking

There is no dedicated parking on site. Interested parties can purchase an annual permit for the car park. Please see Teignbridge Council website for instructions and pricing.

VAT

All outgoings are exclusive of VAT which is chargeable.

Insurance

The Council maintains a building insurance policy for the premises, and the tenant will be responsible for reimbursing the Council the insurance premium by way of additional rent. The tenant shall also maintain a Public Liability Indemnity insurance policy to the value of not less than £5,000,000 for any one claim. The Council reserves the right to vary this figure from time to time as and when deemed necessary.

Planning

Interested parties will need to make their own enquiries with the Planning Department at Teignbridge District Council regarding change of use.

Energy Performance Certificate

This building is exempt from the Regulations.

Legal Costs

An ingoing tenant is requested to make a contribution of £250 plus VAT towards the Landlord's legal and administration costs.

Viewing and Further Information

For further information or to arrange a viewing, please contact Chris Smith, Tel: 01626 215469

Location Plan



If you need this information in a different language or format phone 01626 361101 or email info@teignbridge.gov.uk

Note: Teignbridge District Council as lessors give notice that:-

1. These particulars do not constitute any part of an offer as a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Council or its Officers.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of facts.
4. Any intending lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Council and its employees do not have any authority to make or give any representations or warranty whatsoever in relation to this property.