

# PEPPER

Commercial

## FOR SALE

### BUSINESS UNIT

UNIT 7, KINGFISHER COURT  
PINHOE  
EXETER, DEVON  
EX4 8JN



**Approximately 65.88 sq.m. (709 sq.ft.)  
plus, mezzanine 37.44 sq.m. (403 sq.ft)**

Ref 0153

**01392 874209**

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

# PEPPER

C o m m e r c i a l

## DESCRIPTION & LOCATION

Kingfisher Court comprises a development of small units of various specifications and sizes. The individual units share a common access and yard areas within which there is allocated parking.

The property forms part of the Pinhoe Trading Estate approximately 2 miles West of the City centre and directly behind the new Lidl Food store just being constructed.

## ACCOMMODATION

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

	<b>Metric</b>	<b>Imperial</b>
Unit depth	10.31 m.	33'10"
Unit width	6.39 m.	20'11"
<b>TOTAL</b>	<b>65.88 sq.m.</b>	<b>709 sq.ft.</b>

**Mezzanine level**      **37.44 sq.m.**      **403 sq.ft.**

## PRINCIPLE FEATURES INCLUDE:

- 2 allocated parking bays
- HGV Loading door with separate pedestrian access.
- Mezzanine level.
- Flexible accommodation.

## TENURE

The unit is held by way of a 125-year lease from 1<sup>st</sup> January 1989 at a ground rental of £100 p.a.

## SERVICE CHARGE

There is an annual service charge associated with the unit for the maintenance of the common areas and the running of the service charge. This property had an annual charge of £1,162 for the accounting 1<sup>st</sup> January 2021 – 31<sup>st</sup> December 2021

## ANNUAL INSURANCE

This sum is included within the service charge figure.

## PRICE

£150,000 for the long leasehold interest.

## VAT

All figures quoted are plus VAT where chargeable

## ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed with the following energy rating

## LEGAL COSTS

Each party are to bear their own legal cost in any transaction

## RATES

We have gained the following information via the Valuation Office Web site:

Rateable Value £4,850

Rates Payable £2,420 p.a. (x 0.499 2022/3)

Small business rate relief is available to properties under the rateable value of £15,000.

**YOU ARE ADVISED TO CHECK:** [Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](https://www.gov.uk/business-rates-relief-small-business-rate-relief)

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of  
Adam Parsons 07808 473248

**PEPPER**

C o m m e r c i a l

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