



To let

Storage yard at Dotton Farm, Dotton Ln, Colaton Raleigh, Sidmouth EX10 0JY

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203
tom@sccexeter.co.uk

Open storage land

Site area approx: 15,683 sq.ft (1,457 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £23,500 per annum

Location

The property is situated in East Devon. Dotton farm is located less than two miles south of Newton Poppleford and is accessed off the A3052.

Newton Poppleford is a well-connected village in East Devon, positioned on the A3052. with easy access to Sidmouth (4 miles) and Exeter (12 miles). Its proximity to the M5 motorway and Exeter International Airport enhances its appeal for businesses looking for space in East Devon.

Description

This newly resurfaced open storage yard provides a an excellent opportunity for those looking for commercial land in the area. With generous space and easy access, it is ideal for storing vehicles, equipment, or materials. The yard offers a secure and practical solution for businesses seeking reliable outdoor storage facilities.

Power and water available by separate negotiation, please contact agent for further details.

The site will be fenced by 2025, please contact agent for further details.

Accommodation

Please see below a summary of the accommodation

Open yard approximately: 15,683 sq.ft (1,457 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £23,500 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is not applicable for this property.

Business Rates

RV 2023 List: TBC

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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