



# To Let

## Office 19, Manor Offices North Road, Holsworthy, EX22 6DJ 24.11m<sup>2</sup> (260 sq ft)

### Location

The premise is located within Manor Offices, adjacent to the towns' main car park and just a few minutes stroll from the town centre.

### Accommodation

**Floor Area** 24.11m<sup>2</sup> (260 sq ft)

The office is located on the first floor and overlooks the car park.

The tenant will have access to shared facilities, which includes a toilet and small kitchenette.

### Rent

The passing rental is £2366 per annum + vat payable in monthly instalments in advance, by direct debit which is £236.60 per month (including vat).

**Deposit** is £394.33 which represents 2 months rent without the vat.



### Tenure

The premises will be let on a three-year business lease, at the landlord's discretion. 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.

### Services

Electricity & Water are 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 for their office.** The Landlord is responsible for repairing the exterior. The Tenant is responsible for business rates. Public liability insurance must be arranged by the tenant for a minimum sum of at least £5,000.000.

## Rateable Value

Interested parties should make their own enquiries with the NNDR team on 01237 428985 to ascertain the exact business rates payable. A change in occupation may trigger an adjustment of the rating assessment. You may be able to 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

The premises has permission for use class A2 and B1 under the Use Classes Order 1972 (including 2005 amendment)

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

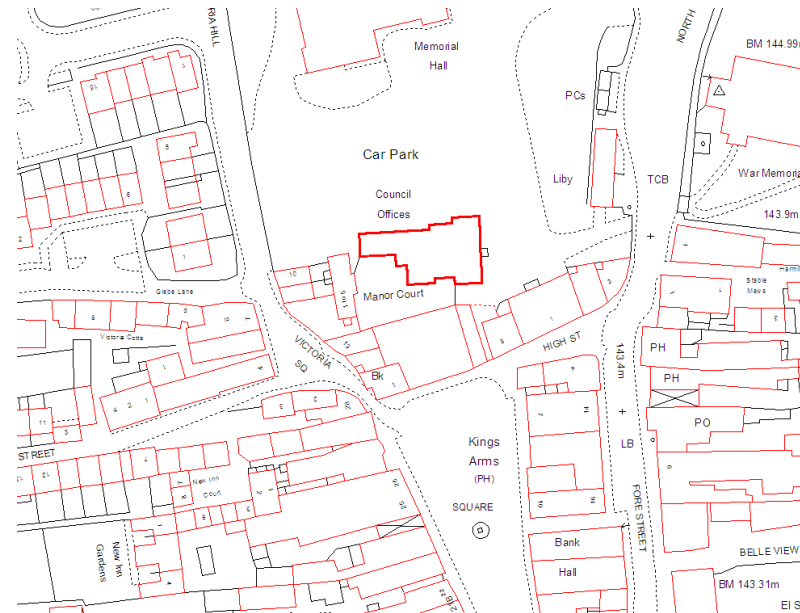
Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## VAT

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

## Legal Costs

Legal set up fee of £62.92 + vat.



## Viewings

Strictly by appointment only, with:

Torrige District Council  
Riverbank House,  
Bidford,  
EX39 2QG

Contact Sarah Pennington (Estates Officer) on 01237 428738 or email: [sarah.pennington@torridge.gov.uk](mailto:sarah.pennington@torridge.gov.uk)