



Illustrations purposes

Retail Unit

Unit 1, Harrington Park, Pinhoe, Exeter, EX4 8NS

65.39 sqm (704 sqft) approx. with parking spaces.

- Solus lock-Up retail unit
- Located within new residential development
- Suit other Class E uses including offices, medical, café etc.
- Ready Summer 2024

FOR SALE

All Enquiries
A0926

4 The Crescent, Plymouth, Devon PL1 3AB
Tel: 01752 255222
Email: johns@monkandpartners.co.uk



Unit 1, Harrington Park, Pinhoe, Exeter, EX4 8NS

LOCATION:

The unit is located within the newly built Harrington Park in the Exeter suburb of Pinhoe.

Situated at the entrance to the development which comprises 380 new homes and within an established residential area.

Pinhoe is ideally located on the eastern edge of the City of Exeter with regular bus routes and with excellent access to the M5 Motorway less than one mile away.

DESCRIPTION:

Comprising a ground floor lock-up retail unit within a three storey block of residential flats and in a corner position with dual frontage.

Brick and blockwork construction under a flat roof with plate glass windows. The unit will be finished to a shell specification with disabled WC fitted.



ACCOMMODATION:

(All dimensions and areas are approximate)

Ground Floor 65.39 sqm (704 sqft)

Up to 3 allocated car spaces may be available.

SERVICES:

Mains water, drainage and electricity (3 Phase) will be connected to the property.

RATES:

The unit has yet to be assessed although it is envisaged will be below £12,000 rateable value. This should therefore mean Business Rates will not be charged under the current system subject to applying for exemption.

PLANNING:

Class E (a-g) which includes retail, office, financial, café, medical etc. fast-food takeaway use will not be permitted.

TERMS:

£150,000 plus VAT for the long leasehold interest (999 years).

EPC:

The Energy Performance of the unit has yet to be assessed but will meet current requirements.

VAT:

VAT will be chargeable on the purchase price (or rental if appropriate).

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS
Tel: 01752 255222
Mobile: 07770 653516
E-mail: johns@monkandpartners.co.uk

SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: www.commercialleasecodeew.co.uk

December 2023

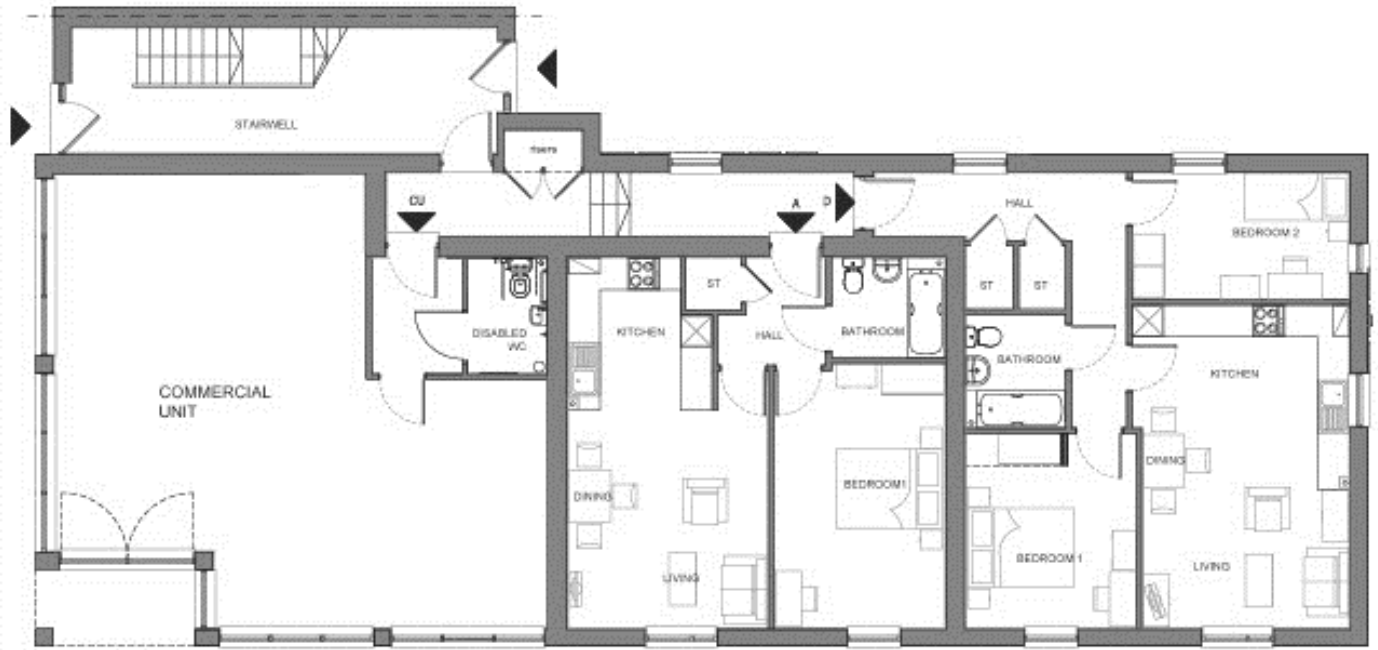
Unit 1, Harrington Park, Pinhoe, Exeter, EX4 8NS

Pinhoe Quarry
Illustrative layout



Date: August 2019

CliftonEmerydesign



GROUND FLOOR PLAN