

## To Let

### Prominent Retail Premises at Trago Mills To Let

- Unit 2 situated within this popular retail and leisure centre
- High levels of passing footfall daily
- Circa 450 sq ft of open plan trading space
- Ancillary storage area
- To be refurbished prior to entry
- Flexible lease terms available

Rent: **£16,000 Per Annum**



Unit 2 Trago Mills

Unit 2 Trago Mills, Trago Mills, Liverton, Newton Abbot, Devon, TQ12 6JD

Ref: CD-70113

## Summary

Situated next to the the main entrance of Trago Mills, within a complex of business units, home to a range of operators. Trago Mills is a hugely popular out of town retail and leisure park just off the A38 Devon Expressway. The site sits between Exeter and Plymouth, with access off Drumbridges roundabout.

The site as a whole enjoys a huge level of daily footfall, year round, boosted during the summer months.

## The Property

Unit 2- Self-contained trading area of circa 370 sq ft with communal ammenties.

## Internal Details

Open plan retail unit with entrance door giving access to 370 sq ft trading space and side storage.

The unit is due to receive a full refurbishment prior to any lease being agreed.

## Tenure

Leasehold- with a guide rental of £16,000 Pa. A new full repairing and insuring lease obligation, on flexible terms, will be made available for any in going. Subject to covenant, landlord will request a rental deposit, along with contributions towards building insurance.

## Business Rates

Current valuation as registered on the 2017 rating list is £8,900.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

## Services

We are advised the unit has electricity connected.

## Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

## Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.



## Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.



Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
  - 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
  - 3) No person in the employment of Charles Darrow has any authority to make or give any representation of warranty in relation to this property.
- SUBJECT TO CONTRACT

To arrange a viewing please contact:

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