



**Proposed New Access Point**

**Unit 1, Metherell Avenue Industrial Estate, Brixham, Devon, TQ5 9QB**

A former place of worship with planning applied for B1 usage. Sizable commercial premises with Gross Internal 2,843 sq ft

**To Let: £10,000 p.a.**

**WAYCOTT'S**  
Established 1878

# Unit 1, Metherell Avenue Industrial Estate, Brixham, Devon, TQ5 9QB

## Situation & Description

Metherell Avenue Industrial Estate plays host to a variety of businesses amidst a densely populated residential area some 2km from Brixham town centre.

The premises offer spacious accommodation that has previously been used as a Kingdom Hall of Jehovah's Witnesses but is suitable for a variety of uses subject to consent.

## Accommodation

Security Entrance pedestrian point to  
Pathway to side with pedestrian access  
Entrance Door

Principle Hall 49'3" x 30'8" 15m x 9.38m  
Open Plan Room with double glazed windows to rear. Suspended ceiling, radiators, light & power. Potential access point for roller entrance door (applied for via planning)

Second Hall/Office 19'3" x 14'1" 5.86m x 4.30m  
Double glazed windows to front. Radiator. Trap door to loft space.

Interior Office/Store 15'6" x 7'5" 4.73m x 2.26m max  
Radiator.

Rear Lobby gives access to rear fire exit.

Kitchen 5'10" x 7'9" 1.8m x 2.4m  
Range of base and wall units with working surfaces, stainless steel sink, electric water heater, radiator.

Disabled WC and baby changing area.  
WC, basin.  
3 x Unisex Toilets.  
Meter Cupboard & Alarm System and 3 phase electricity supply.

Externally

Boiler Room 28'3" x 12'8" 8.6m x 3.9m  
Sizable room, windows to side, floor standing oil boiler supplying hot water & heating to the premises. Boiler room is accessed via pathway to side of property.

Gardens  
To the rear of the building there is a small lawned area enclosed by security fencing.

Car parking to front of building.

## VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

## Terms

A new lease is available length negotiable subject to 3 yearly rent reviews on effective FRI terms Rent. Rent: A step rent year 1 £10,000  
Year 2 £11,000  
Year 3 £12,000

## Rateable Value

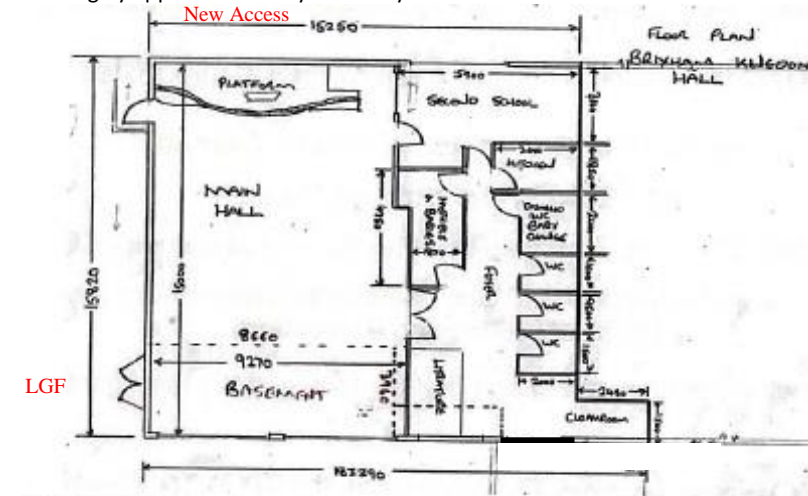
As at 1<sup>st</sup> April £4,750

## Agents Notes

We understand that the Landlord is applying for change of use to B1 light industrial/office usage and a roller shutter door.

## Viewing

Viewing by appointment only with Waycotts Commercial 01803 403060.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

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