



TO LET
COMMERCIAL PREMISES
KNAPP MILL, LODDISWELL,
KINGSBRIDGE,
TQ7 4AH

Building suitable for a number of uses.

Including: B1(light industrial, B2(general industrial) and B8(storage and distribution)

AVAILABLE FOR 3 YEAR LEASE
At £8,100 Per Annum

THE DARTMOOR OFFICE 01364 652304

INDUSTRIAL BUILDING AND YARD

LODDISWELL, KINGSBRIDGE

Location

Knapp Mill is situated approximately 2 miles from the village of Aveton Gifford, and 5 miles from the town of Kingsbridge.

Description

The Industrial unit is built of stone and concrete block under a corrugated cement fibre roof. It measures approximately 37'x33' offering around 1800sq.ft. of ground floor work space with a first floor mezzanine including W.C Facilities. Mains supply metered water and single phase electricity are installed. There is also an inspection pit and parking for several vehicles. There is a further lean-to storage area at the side.

As previously stated Planning permission has been granted for B1(light industrial) B2(general industrial) and B8(storage and distribution) uses.

Available on 3 years full repairing Lease.

Directions

If coming from Kingsbridge along the A379 to Averton Gifford, take the 3rd exit off the roundabout towards the town centre along Fore Street, then take the 2nd turning on the right into Bakers Hill. Travel along that road for approximately 1 ½ miles and Knapp Mill is situated on your left.

Viewings

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652304

Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Please note

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We advise you to check availability and make an appointment to view before travelling to see the property.

DETAILS PREPARED NOVEMBER 2014

Rights, Easements, Etc.

The property is sold subject to and with the benefit of all right of way (whether public or private) light, support, drainage, water supplies and other rights and obligation, easement, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Remarks and Information Particulars or Special Conditions of Sale or otherwise and subject to all outgoing or charges connected with or chargeable upon the property whether mentioned or not.

Valuation

There will be no ingoing valuation, the purchaser/s shall take such land in its then condition on completion making no claim on the Vendors in respect of dilapidations or otherwise, if any.

Misrepresentation Act

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide and no liability can be taken for any error arising therefrom. No responsibility is taken for any other error, omission or mis- statement in these particulars. Sawdye & Harris do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty whatsoever in relation to this property.

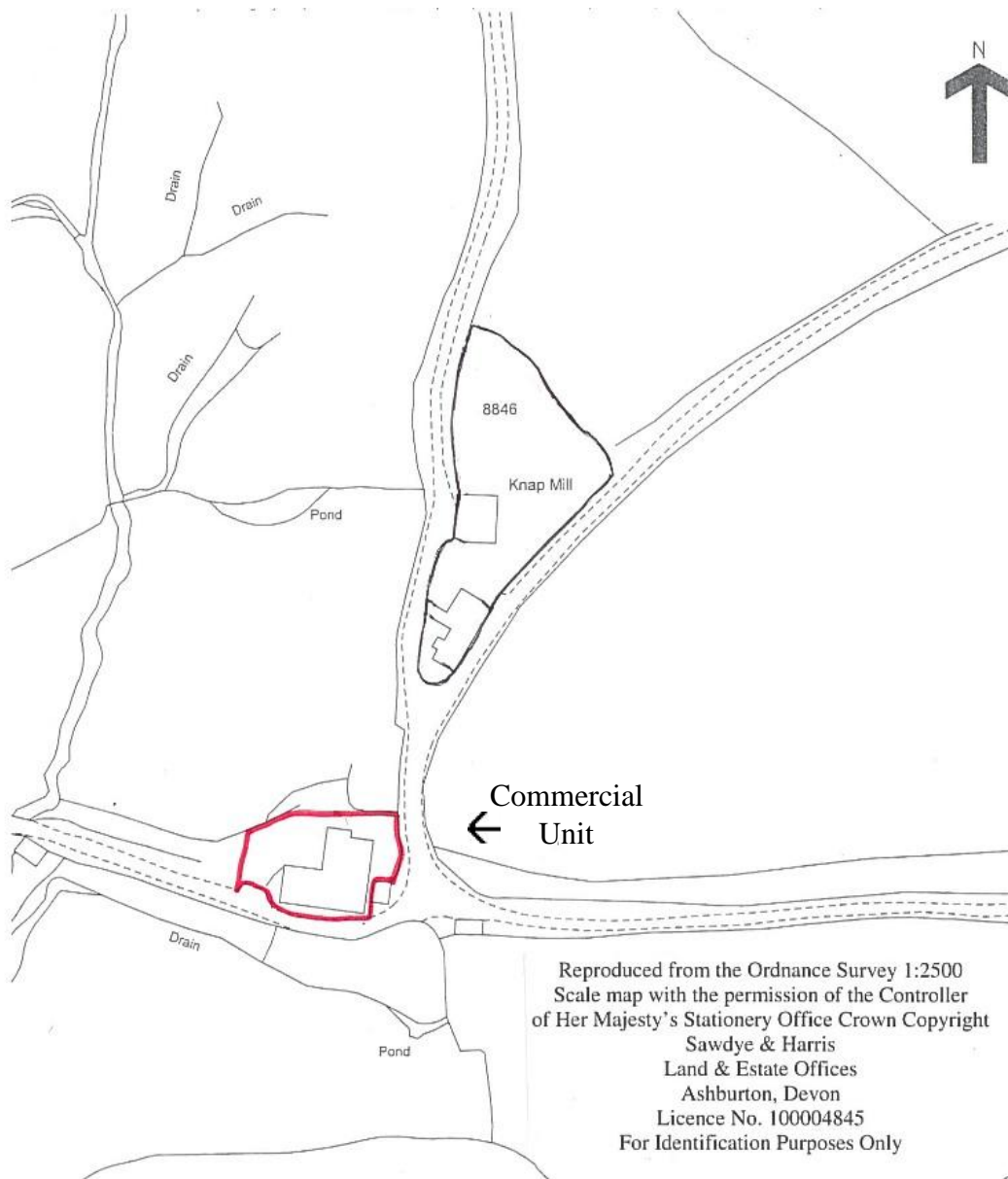
Generally

Sawdye & Harris for themselves and for the Vendors of this property, whose agents they are give, notice that:

- 1 These particulars do not constitute an offer of a contract or any part of an offer of a contract.
- 2 All statements contained within these particulars as to the property are made without responsibility on the part of the agents or of the Vendors.
- 3 None of the statements contained in these particulars as the property are to be relied upon as statements or representation of fact.
- 4 Any intending purchaser must satisfy him/her/themselves by inspecting or otherwise as to the correctness of each of the statement contained in these particulars.
- 5 The Vendor does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.



Commercial Unit, Knapp Mill Loddiswell, Kingsbridge



The Consumer Protection Regulations: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Sawdye & Harris** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property. **Floor Plans** are for identification and illustrative purposes only and are not to scale.



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