



DUCHY of CORNWALL

TO LET

**Unit 3 Tor Royal Workshops
Princetown, Yelverton, Devon, PL20 6SL**

To let on a contracted out small business tenancy



Opportunity to rent a versatile workshop totalling 720sq ft / 66.6m² with scope for a variety of uses. Previously used for storage, but other workshops are occupied by carpenters, blacksmiths and other manufacturing / service businesses. The Duchy are open minded about the future use.

**Available Immediately / Deposit £490 / No Admin Fee
Rent: £2,450+VAT pa (£2,940pa) / £204.16+VAT pcm (£245pcm)**

Apply: The Duchy of Cornwall Office, Princetown, Yelverton, Devon, PL20 6QF
Telephone: 01822 890205 Email: ahaslam@duchyofcornwall.org

LOCATION

Unit 3 Tor Royal Workshops is one of 4 workshops at Tor Royal converted from farm buildings several decades ago. The 720sq ft workshop is half a mile outside of Princetown which is approximately 9 miles from Tavistock, 13 miles from the historic market town of both Ashburton and Chagford and 15 miles from Plymouth. Princetown is the highest settlement on Dartmoor at around 1,450ft above sea level. It has a church, local shops, pubs, cafes and a Post Office.

THE WORKSHOP

Unit 3 Tor Royal workshop offers good light open plan space on two levels. The unit is accessed via double doors providing easy access.

Ground Floor

8.37m x 3.98m (27ft 6" x 13ft 1") 33.3m² / 360ft²



Concrete floor and lime washed stone/block walls

Single glazed windows

Hard wired smoke and carbon monoxide detectors

Numerous power points and strip electric lighting

Multi fuel stove for heating

First Floor

8.37m x 3.98m (27ft 6" x 13ft 1") 33.3m² / 360ft²



Timber floor with lime washed stone/block walls

3 velux windows

Numerous power points and strip/pendant electric lighting

W/C with electric hot water hand wash facilities.

PLANNING

It is understood that the premises have consent within Use Class B1. Interested parties are advised to contact West Devon Borough Council on 01822 813600

SERVICES

Mains electricity with single rate meter in the workshop, the energy supplier is Green Energy

Private water – The Duchy maintains the system

Heating via stove only

Private sewage - Tenant is required to contribute one sixth towards costs of desludging and servicing the septic tank. The Duchy aims to carry out this work on an annual basis.

LOCAL AUTHORITY

West Devon Borough Council - Dartmoor Forest

Business rateable value £1,300

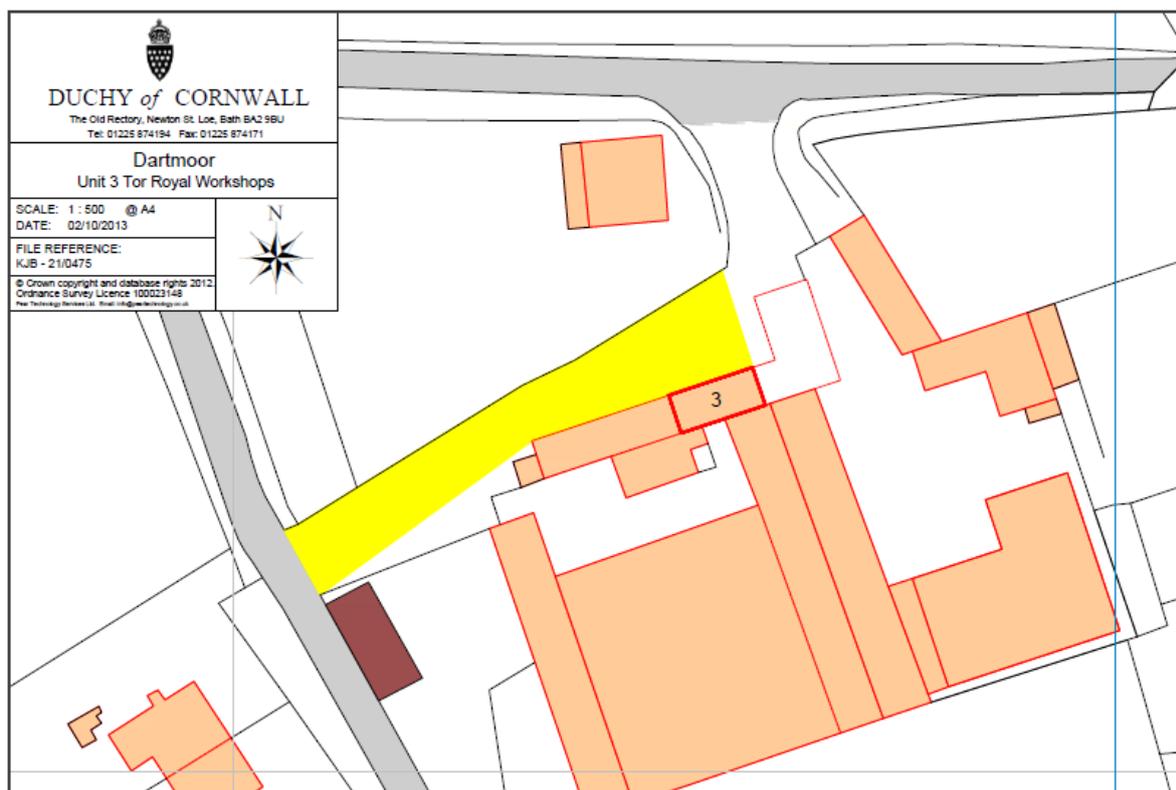
PLAN

Not to scale

Unit Premises outlined in **red**

Access track shown coloured **yellow** which must be kept clear at all times for farm access

Parking area to be used in common with others shown coloured **brown**



PROPOSED TERMS OF LETTING

1. The premises is offered on a small business tenancy contracted out of the provisions of s24-28 of the Landlord and Tenant Act 1954 for an initial period of one year. A longer term may be negotiated and expressions of interest should be made to the Duchy when applying.
2. The premises are let unfurnished.
3. **Use:** The property will be let for commercial purposes. Applicants should discuss the intended use with the Duchy.
4. **Tenancy Agreement:** The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition.
5. Rent will be subject to an open market review every three years.
6. **Rent and Deposit:** Rent including VAT is payable monthly in advance by standing order. The Landlord will retain a refundable deposit of 2 x the monthly rental against damages and arrears of rent for the duration of the Agreement. This will be returned to the tenant, without interest, on the termination of the tenancy providing all the terms of the Agreement have been complied with.
7. **Utilities:** The tenant will be responsible for paying all outgoings, including business rates (if any) and utility bills.
8. **Insurance:** The Landlord will be responsible for the buildings insurance, and the tenant will be responsible for the contents (if required).

VIEWING

The premises will be available for viewing, by appointment, through the Duchy of Cornwall office, Princetown.

APPLICATIONS

If after viewing the premises, you wish to apply for the tenancy you will be provided with the relevant forms to complete and return to The Duchy of Cornwall, Princetown, Yelverton, Devon, PL20 6QF. Incomplete applications will not be considered.

Should an applicant be shortlisted at least two references will be required including a current landlord and current employer. Credit checks will also be undertaken.

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted by the Duchy for costs incurred by those making applications for the property which prove not to be successful. The Duchy of Cornwall gives notice that:

- i). The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii). All descriptions, dimensions, references to condition and necessary permissions 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 correctness of them.
- iii). No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.