Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

# Barn/Warehouse & Yard

To Let

Higher Bughill Farm, Plympton, PL7 5EW

REF S/517



PHOTO TAKEN OCTOBER 2026

## Extensive Indoor and Outdoor Storage

- 1040 SQ.M. (11,194.47 SQ.FT.) Former Agricultural Barn
- 1251 SQ.M. (13,465 SQ.FT.) External Yard
- B8 Consent for Storage and Distribution

## £60,000 Per Annum

## LOCATION
The premises and site are located some 5 miles from the A38 on the Southern edge of Dartmoor, between Shaugh Prior and Wotter.

## DESCRIPTION
The premises comprise a substantial single storey detached former agricultural barn of mainly timber clad steel portal framed construction under a profile sheet roof. Externally, to the front and both sides of the barn, there is a large concrete surfaced yard, ideal for further storage and parking.

## ACCOMMODATION
Barn/Warehouse – Approximate GIA 1040 sq.m. (11,194.47 sq. ft)
External Yard – Approximate 1251 sq.m. (13,465 sq.ft.)

## EPC
The permitted and anticipated use of the barn/warehouse as a storage facility, with limited energy consumption, suggests that an Energy Performance Certificate is not required.

## SERVICES
It is understood that there are water and electricity supplies to the barn/ warehouse. Communal toilet facilities are available.

## PLANNING
The premises have recently been granted consent to use for storage and distribution within Planning Use Class B8.

## RENT
The Barn/Warehouse and Yard are offered together on a new effectively FRI lease on terms to be agreed at an asking rent of £60,000 per annum (£5,000 per calendar month).

## RATES
The Barn/Warehouse are not yet subject to a Rateable Valuation or Charge.

## VAT
The rent will be subject to VAT.

## LEGAL COSTS
Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

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## LOCATION PLAN
THE PREMISES ARE LOCATED IN THE AREA MARKED X




## SITE PLAN
THE PREMISES ARE OUTLINED APPROXINMATELY IN RED




VIEW OF THE YARD



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