

Aaron Fox

FOR SALE

LIGHT INDUSTRIAL UNIT WITH YARD SUITABLE FOR THE MOTOR TRADE

Approximately 156.5 sq.m (1690 sq.ft) with secure yard area

Pottery Road
Bovey Tracey
Devon



A useful industrial / warehouse unit with secure yard area in front situated in a well established commercial area on the fringe of Bovey Tracey, and just 1.5 miles from the A380 dual carriageway linking Exeter and the M5 motorway to Plymouth and Cornwall. Torbay is also within half an hours drive making this ideal for a company with a regional presence.

Lynx House, Pynes Hill, Exeter, Devon EX2 5JL
Tel: 01392 204303 www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

This industrial / warehouse unit is conveniently sited just off of Pottery Road, in a well established commercial area of Bovey Tracey with a mix of industrial / warehouse/ trade counter and retail users.

The premises benefit from 3 large roller shutter doors in the front elevation leading off of the yard area providing good vehicular access. The unit also benefits from an inspection pit in one of the bays set into the concrete floor.

To the rear of the unit are 2 useful storage areas, with a kitchen and toilet. In front of the premises is a good sized secure yard area with large double entrance gates off of the road. The premises would suit a storage or industrial use, but are also suitable for the motor trade, subject to the usual consents.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows: -

Workshop 12.32m x 8.61m (40'5" x 28'3") max

The unit is accessed from the front yard area via either a pedestrian door to the side or 3 full height roller shutter doors providing excellent vehicular access into the premises. Concrete floor. Strip lighting and power points as fitted. Constructed to the rear of the unit is a

Store No1 5.59m x 3.72m (18'4" x 12'2") max

Irregular shape. Roof lights. Strip lighting. Power as fitted.

Kitchen 3.73m x 1.67m (12'3" x 5'6") max

Stainless steel sink unit with single drainer. Cupboards below. Electric water heater over.

Toilet

Low level W/C suite with wash hand basin.

Store No2 8.40m x 3.53m (27'6" x 11'7") max

Irregular shape. Strip lighting and power points as fitted.

PRICE

Offers are invited in the region of £165,000 for the freehold of this unusual opportunity with vacant possession on completion.

VAT

VAT is not payable on the purchase price.

SERVICES

Mains electricity (including 3 phase), water and drainage are available.

PLANNING

We have been verbally advised that the unit enjoys a Class B1 and B8 use for light industrial and warehouse uses.

RATES

We have been verbally advised of the following. You are advised to make your own enquiries of Teignbridge District Council on 01626 361101

Rateable Value: - £7,700
Rates Payable: - £3,557.40 (2008 – 2009)

LEGAL COSTS

Each party to bear their own costs.

VIEWINGS

Strictly by prior appointment only with the sole agents for the attention of Tony Noon (07831 273148)

Aaron Fox

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