

Aaron Fox

FOR SALE / TO LET

SECURE YARD OR DEVELOPMENT SITE IN A CONVENIENT CENTRAL LOCATION

Approximately 0.83 of an acre

**COFTON ROAD / SILVERTON ROAD
MATFORD BUSINESS PARK
EXETER**



A rare opportunity to either rent or purchase this centrally located compound / storage yard with development potential on the sought after Marsh Barton Trading Estate on the edge of the City. The site is securely fenced and either concreted or gravelled.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises occupy an accessible and convenient location with access from either Cofton Road or off Silverton Road via the approach to the Leigham Business Units. The Marsh Barton Industrial Estate is Exeter's principle business location. The area provides the city's focus for the retail motor trade and most manufacturers are represented within the vicinity. The Marsh Barton Estate has recently benefited from an expansion on the Southern boundary in the form of the Matford Business Park which provides a range of modern warehouse and office accommodation.

Exeter is the capital city and county town of Devon, and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has a comprehensive range of retail facilities which have recently been boosted with the opening of the new Princesshay Scheme.

This represents an unusual opportunity to acquire the freehold, or a new lease of this secure and centrally located yard or compound with considerable development potential, subject to the usual consents.

ACCOMMODATION

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

The site benefits from a shared entrance off of Cofton Road via a secure gated entrance which is shared with the adjoining building. Alternatively it can be accessed from Silverton Road via the turning / parking area leading off of the Leigham Business Units.

Currently a fence divides the site into 2 parts allowing these areas to be occupied and accessed separately, but planning consent has been granted to remove part of this fence to link the sites internally.



The site is level and concreted in part with secure fencing to 2 sides with a brick wall fronting Cofton Road. Planning consent has also been granted to erect an additional secure fence with entrance gates at the Cofton Road end to complete its enclosure.

PRICE AND RENT

Offers are sought upon a guide price of £275,000 for the freehold with vacant possession on completion.

Alternatively the premises are available by way of a new 3 year lease, contracted outside of the landlord and tenant act, at a rental of £25,500 pax.

SERVICES

Mains water, drainage and electricity are available close by. Interested parties are encouraged to make their own enquiries of the relevant service providers before confirming an offer.

LEGAL COSTS

Each party are to bear their own legal costs for a sale, with a contribution of £450 plus VAT towards the landlord's legal costs, including abortive costs, for a new lease.

VAT

All figures quoted are plus VAT.

RATES

Rateable Value – Cofton Road	£15,000
Rates Payable – Silverton Road	£14,500

VIEWING

Strictly by appointment only with the vendors joint sole agents Aaron Fox for the attention of Tony Noon (07831 273148)

Aaron Fox

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