

Aaron Fox

FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

Approximately 119 sq.m (1,278 sq.ft) comprising
Ground floor Workshop with 2 Mezzanine offices

**UNIT 2 KING CHARLES BUSINESS PARK
OLD NEWTON ROAD
HEATHFIELD**



An opportunity to purchase this small modern light industrial Investment property which is conveniently located on the Heathfield Industrial Estate adjacent to the A38 Exeter to Plymouth dual carriageway linking to the M5 motorway network.

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

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SITUATION AND DESCRIPTION

The Business Park is located off of Old Newton Road just off the main estate spine road of Battle Road, and close to Bovey Tracey. Heathfield occupies a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot which is approximately 5 miles and Torquay which is some 12 miles.

The premises are currently let on a 5 year FRI lease to Mr and Mrs P Blackie who trades as a Motor Vehicle Garage and Service Business. The premises are used as a workshop on the ground floor with toilet accommodation as constructed to the front. On the first floor mezzanine floor are 2 offices. This is an unusual opportunity to acquire a small modern industrial investment opportunity on a sought after trading estate.

ACCOMMODATION

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

Workshop **15.30m x 6.02m (50'2" x 19'9") max**
Approached from the level concreted courtyard and parking area via either a pedestrian door or a roller shutter door. Currently fitted with two 2 post ramps with a further area of workshop to the rear. The workshop has good natural light with over head roof lights. Strip lights as fitted. Power points as fitted. Concrete floor.

Reception Area
Glazed door from the front courtyard area. Currently open plan into the workshop area.

Customer Toilet
Low level WC suite with wash hand basin and electric water heater over.

Workshop Toilet
Low level WC suite with wash hand basin and electric water heater over.

Mezzanine Floor
Currently accessed from the rear of the workshop with staircase leading to a landing and accessing the following ..

Office No 1 **2.96m x 2.89m (9'9" x 9'6") max**
Window overlooking the workshop area. Strip lighting and power points as fitted.

Office No 2 **2.97m x 2.90m (9'9" x 9'6") max**
Window overlooking the workshop area. Strip lighting and power points as fitted.

EXTERNALLY

To the front of the unit is a level concreted loading and unloading area with 2 reserved car parking spaces.

SERVICES

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

TENANCY

The premises are let on a 5 year FRI lease from December 2005 (Expires December 2010) to a Mr and Mrs Blackie at an annual rent of £6,500 pax plus VAT. We understand the current tenant is interested in renewing their lease. Further details are available on request.

PRICE AND TENURE

Offers are sought in the region of £98,000 plus VAT for the freehold of this modern light industrial unit, subject to and with the benefit of the tenancy above.

RATES

Rateable Value: - £8,300 (2010 valuation list)
Please contact Teignbridge District Council Business rates Department (01626 361101) or visit the VOA web site for the current rates payable.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0496)



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