

FOR SALE

Unit 13 Hameldown Road

Exeter Road Industrial Estate

Okehampton

EX20 1UB



- Industrial/warehouse with offices
- Very popular location on long established estate
- Currently in use for storage and offices
- Ground floor GIA 139.69 sq m gross (1503 sq ft) including staff room and office plus two WC's.
- First floor offices and kitchenette GIA 86.5 sq m (931 sq ft)
- Externally enclosed yard and parking area plus two storage containers with electricity connected
- Variety of uses close by
- Gas fired central heating to offices and staff facilities
- A number of air-cooling units
- Rare opportunity to buy a Freehold of an industrial/warehouse unit

SITUATION AND DESCRIPTION

This commercial unit is situated within the established Exeter Road Industrial Estate close to the centre of Okehampton and a short distance from the A30 Trunk Road.

Okehampton is situated 22 miles West of Exeter on the edge of the Dartmoor National Park. There is excellent Dual Carriageway links to Exeter and West into Cornwall. Exeter is approximately 22 miles to the East from which there is easy access to the M5 Motorway. The town centre includes a good mix of national and independent traders including Waitrose, Co-op and Lidl Supermarkets.

ACCOMMODATION

Warehouse

Main warehouse GIA 139.69 sq m (1503 sq ft)
Part under mezzanine level. Ladies and gents cloakroom each with low level wc, wash basin and heat store water heater.

First Floor

Offices and kitchenette GIA 86.5 sq m (931 sq ft)
Currently divided into five offices with a kitchenette with stainless steel single drainer sink unit, cupboards under and wall mounted units.

THE PREMISES

The premises are being offered freehold with vacant possession at an asking price of £175,000.

LEGAL COSTS

Both parties will be liable for their own legal costs involved in this transaction.

RATES

The rateable value for this unit is £11,250. Applicants should make their own enquiries of West Devon Borough Council as to the rate in the pound charged by the Council.

VAT

We are advised that VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Drew Pearce for the attention of either John Daborn or Michael Henderson on 01392 201748.



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