

# Bowden & Tucker Joinery Limited

Ref No: 2671

Chuley Road, Ashburton, Newton Abbot, Devon, TQ13 7DH



# Freehold Workshop Available in Popular Trading Estate

Ground Floor Workshop 214m<sup>2</sup> (2,303 sq ft)

Workshop Mezzanine: 65m² (700 sq ft)

Office Accommodation: 62m² (667 sq ft)

Viewing Highly Recommended

£310,000 Freehold





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#### **LOCATION**

Ashburton is a town on the south-southeastern edge of Dartmoor, Devon. Adjacent to the A38, the town has a good connection to the nearest cities, 20 miles northeast of Plymouth and 17 miles southwest of Exeter. Ashburton remains the largest town within the Dartmoor national park.

#### **DESCRIPTION**

Arranged as a workshop with a partial mezzanine on the left of the unit and offices with staff facilities over ground and first floor on the right-hand side of the unit. The workshop benefits from a folding concertina door. The property includes parking for 5 vehicles.

The accommodation briefly comprises:-

### **WORKSHOP**

60' 6" x 38' 1" (18.45m x 11.61m) Max Height – 6.76m

#### **MEZZANINE**

38' 1" x 25' 7" (11.61m x 7.80m) (max) 'L' – Shaped Height under Mezz – 2.43m

#### **OFFICES**

With their own independent access from the car park and internal access via the workshop.

#### OFFICE

12' 10" x 12' 6" (3.90m x 3.80m)

### **KITCHENETTE**

12' 10" x 9' 4" (3.90m x 2.85m)

#### **WCS**

#### **FIRST FLOOR**

## OFFICE

26' 1" x 8' 8" (7.96m x 2.65m)

### **OFFICE**

12' 10" x 12' 6" (3.90m x 3.80m)

# **OUTSIDE**

5 parking spaces are available to the front of the unit. There is a gated access round the side of the unit with small storage potential.

#### **TENURE**

The property is offered for sale Freehold at an asking price of £310,000.

#### **BUSINESS RATES**

We are informed that the property has the following Rateable Value:

2023 List: £19,750.

Please note this is not Rates Payable. Interested parties are invited to make enquiries with the agents as to approximate Rates Payable.

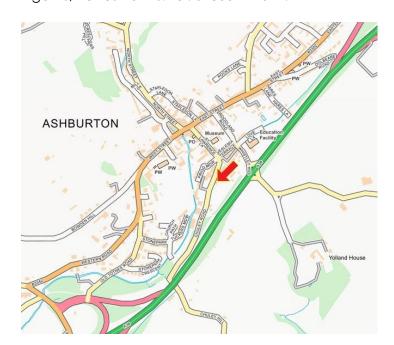
#### **LEGAL COSTS**

Each party are to bear their own cost incurred in any transaction.

# **EPC AWAITED**

# **VIEWING**

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.







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www.bettesworths.co.uk 29/30 Fleet Street Torquay Devon TQ1 1BB



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