

# Unit 2 Metherell Avenue

Ref No: 4606

Brixham, Devon, TQ5 9QB



## Freehold Industrial Unit Available in Brixham

Arranged as Office Accommodation & Storage

Ground Floor NIA: 97m<sup>2</sup> (1,044 sq ft)

Mezzanine Floor NIA: 58m<sup>2</sup> (624 sq ft)

Offered with Vacant Possession

£125,000 Freehold

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## DESCRIPTION

Situated in a central location on the edge of the Metherell Industrial Estate, the unit is part of a block of 4 industrial units in a gated compound. The accommodation is currently arranged for office usage with reception, offices, kitchenette and a WC on the ground floor. A full-size mezzanine has been installed to create a useful storage area. The unit benefits from a roller shutter with glazed frontage behind. The unit could be reconfigured to create a larger store/ workshop on the ground floor with office accommodation above.

The freehold includes a portion of the parking area on the site.

The accommodation briefly comprises:-

## RECEPTION

13' 9" x 13' 2" (4.19m x 4.02m)

## OFFICE

16' 4" x 10' 3" (4.97m x 3.12m)

With glass portioning from the reception and hallway.

## OFFICE

17' 5" x 8' 9" (5.32m x 2.67m)

## OFFICE

14' 8" x 12' 9" (4.47m x 3.88m)

## OFFICE

18' 8" x 11' 10" (5.69m x 3.61m)

## KITCHENETTE

12' 4" x 8' 11" (3.75m x 2.71m)

## WC

## EXTERIOR

A section of the gated compound is included with the freehold. Further details and plans can be obtained from the Agents upon request.

## BUSINESS RATES

2023 List: £6,400

**Please note this is not Rates Payable.**

## EPC RATING E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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