

Unit 1 Aspen Way

Ref No: 3002

Paignton, Devon, TQ4 7QR



Substantial Industrial Unit with Ample Parking

Ground Floor Gross Area 418.5m² (4,500 sq ft)

First Floor Gross Area 377m² (4,057 sq ft)

Highly Visible Location on the Corner of Aspen Way - Suitable for Many Occupiers

Sold with Vacant Possession - A Rare Opportunity Not to be Missed!

£500,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Unit 1 Aspen Way

Paignton, Devon, TQ4 7QR

LOCATION

The property is conveniently located on the Yalberton Industrial Estate, in Paignton, South Devon. This Estate is a popular location for a variety of light industrial and distribution based businesses. Yalberton is accessed via the Torbay ring road which connects Paignton to the South Deon Link Road at Torquay giving uninterrupted Dual Carriageway access from Marldon to the A380 and Motorway network beyond. Nearby surrounding occupiers include Lovell Rugby, Interline, Haldons, Bays Brewery and Amberon.

Unit 1 Aspen Way occupies a prominent and visible corner location. The property has the benefit of a large car park. Internally, the unit is currently divided and occupied by two businesses. However, the portal frame construction would allow for remodeling of the internal accommodation to suit any occupier if required.

ACCOMMODATION

The accommodation is arranged over ground and first floor levels. Briefly comprising the following approximate gross areas:-

GROUND FLOOR 418.5m² (4,500 sq ft).

FIRST FLOOR 377m² (4,057 sq ft).

The accommodation is partitioned to provide reception, office and stores. The accommodation is flexible and can be adapted if require to suit new occupiers.

OUTSIDE

The property has a shared car park providing space for up to 12 vehicles. The property also has solar panels installed to the roof - Further information is available for the Selling Agents.

TENURE

The property is being sold freehold, with Vacant Possession.

BUSINESS RATES

We are informed by the Valuation Office Agency (voa.gov.uk) that the property is currently split for Business Rates with the following Rateable Values.

2017 List: Unit 1 - £27,000.

2017 List: Unit 1 - £19,000.

Please Note: This is not Rates Payable. Interested parties are advised to make their own enquiries about Rates Payable with the Local Billing Authority.

LEGAL COSTS

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

EPC RATING D

VIEWING

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



www.bettesworths.co.uk
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