

Unit 2 Bay Tor

Ref No: 3889

Alders Way, Paignton, Devon, TQ4 7QL



Large Industrial Freehold Sold with Vacant Possession

Gross Internal Area 508.40m² (5,472 sq ft)

Conveniently Located on a Well Established Industrial Estate

Suitable for a Wide Variety of Uses (Subject to Consent)

Viewing Highly Recommended

£300,000 Freehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



Unit 2 Bay Tor

Alders Way, Paignton, Devon, TQ4 7QL

LOCATION

The property is conveniently located on the Yalberton Tor Industrial Estate in Paignton, a popular location for a variety of light industrial, manufacturing and distribution based businesses. Connected to the Torbay Ring Road, easy access is available to Brixham, Paignton and Torquay with access to Newton Abbot, Exeter and via the South Devon link road to the motorway network beyond.

DESCRIPTION

The unit is currently divided and has a small retail area, office and large warehouse area with generous basement and first floor mezzanine storage. The property also benefits from a secure yard area, which the current incumbents use for visitor and staff parking

The accommodation briefly comprises:-

GROUND FLOOR

RETAIL AREA

55.27m² (594 sq ft)

OFFICE

15.29m² (164 sq ft)

WAREHOUSE

187.97m² (2,023 sq ft)

BASEMENT STORAGE

84.88m² (913 sq ft)

FIRST FLOOR MEZZANINE (Including office)

165.07m² (1,776 sq ft)

OUTSIDE

Secure yard with parking for up to 6 vehicles.

TENURE

The property is available freehold with vacant possession subject to the surrender of an existing Lease.

RATEABLE VALUE

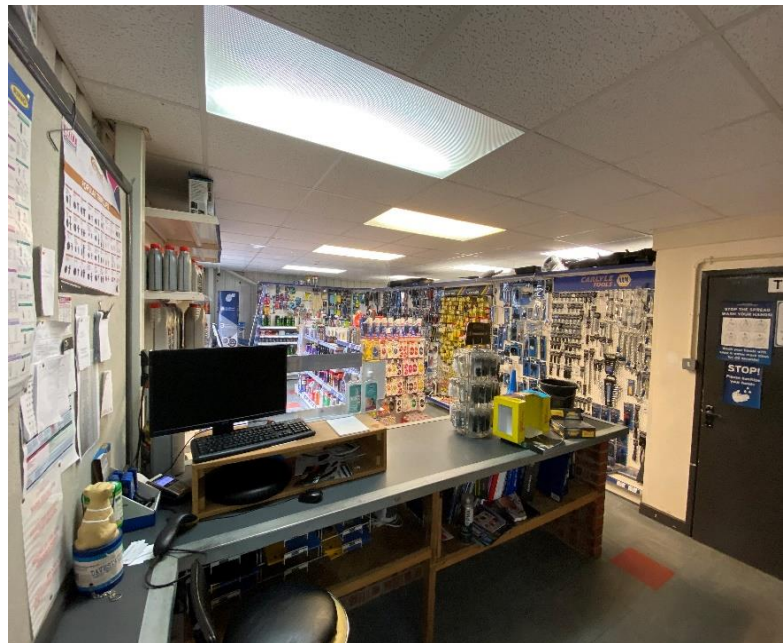
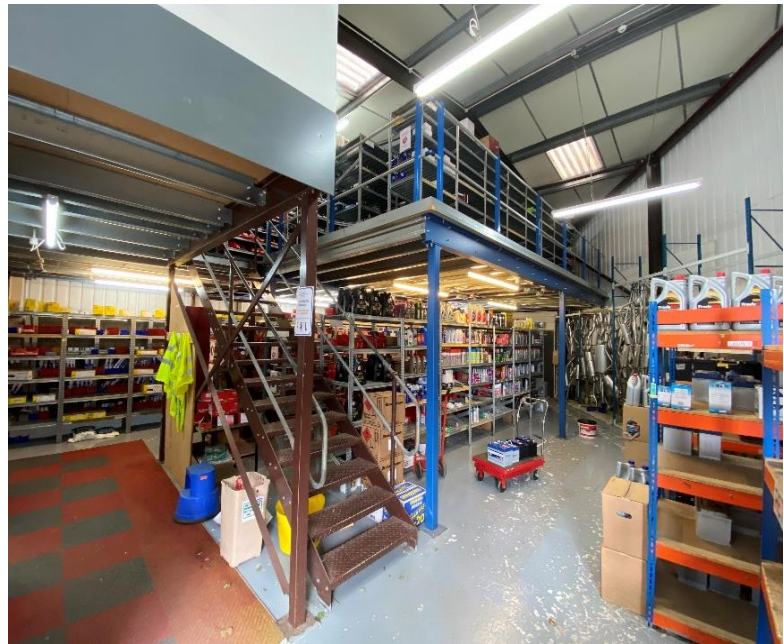
2017 List: £15,784.

Please note this is not Rates Payable. All Rates are to be the responsibility of the tenant. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING D

VIEWING

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



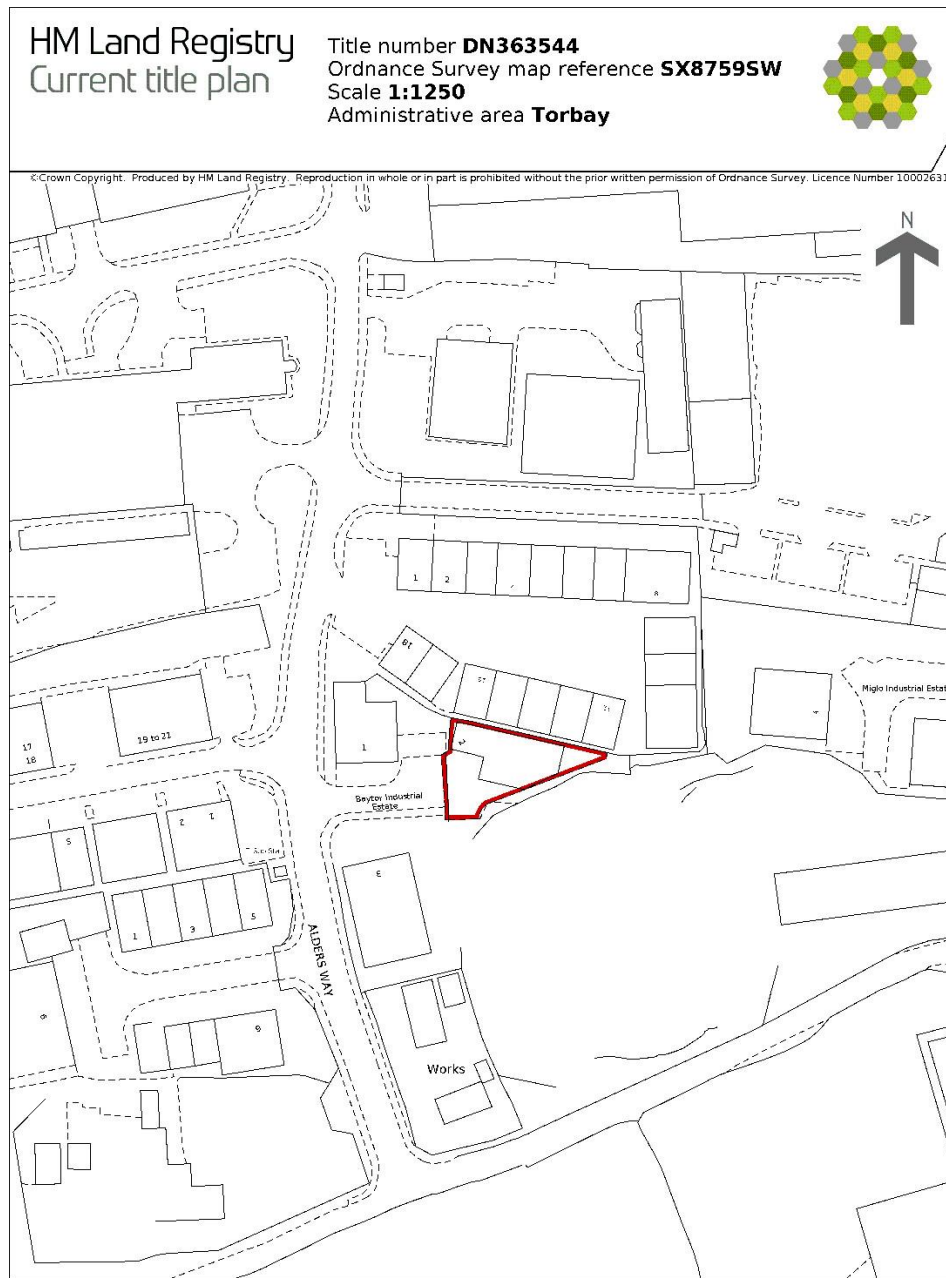
Interested in this property?

T.01803 21 20 21 bettsworths.co.uk



Unit 2 Bay Tor

Alders Way, Paignton, Devon, TQ4 7QL



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 21 July 2020 at 14:05:10. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Plymouth Office.

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



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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

