

Unit 1 Alders Way

Ref No: 4009

Yalberton Industrial Estate, Paignton, Devon, TQ4 7QL



End Terrace Industrial Unit with First Floor Mezzanine

Ground Floor Area: 85m² (915 sq ft)

First Floor Mezzanine Area: 65m² (694 sq ft)

Benefitting from 2 Allocated Parking Spaces

Viewing Highly Recommended

£140,000 Leasehold

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LOCATION

Situated on the outskirts of Paignton, Yalberton Industrial Estate is a popular location for a variety of business occupiers.

Connected to the Torbay Ring Road, easy access is available to Brixham, Paignton and Torquay with access to Newton Abbot and Exeter via the South Devon link road to the motorway network beyond.

DESCRIPTION

The unit is currently divided and arranged as a work shop, office, kitchenette, shower room and toilet, with large mezzanine storage across the first floor. The property benefits from 2 private parking spaces and further unallocated parking available on the estate.

The accommodation briefly comprises:-

WORKSHOP AREA

43m² (462 sq ft)
With roller shutter door.

HEIGHT 10' 6" (3.2m)

WIDTH 8' 10" (2.7m)

OFFICE

25' 3" x 14' 1" (7.7m x 4.3m)

KITCHEN

SHOWER ROOM & TOILET

MEZZANINE STORAGE

65m² (694 sq ft)

The mezzanine has been installed at the height of 2.46m.

Maximum height of the mezzanine accommodation is 3.16m (minimum 2.2m).

SOLAR PANELS

Solar Panels have been installed on the roof of the property. We are informed the solar panels are producing energy of value in excess of £500 per annum.

PARKING

The property has the benefit of 2 designated parking spaces, there is further unallocated parking available on the estate.

TENURE

We are informed that the property is held on a 999 year lease from 24th June 1993.

RATEABLE VALUE

2017 List: £10,250

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. 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. Tel. 01803 212021.



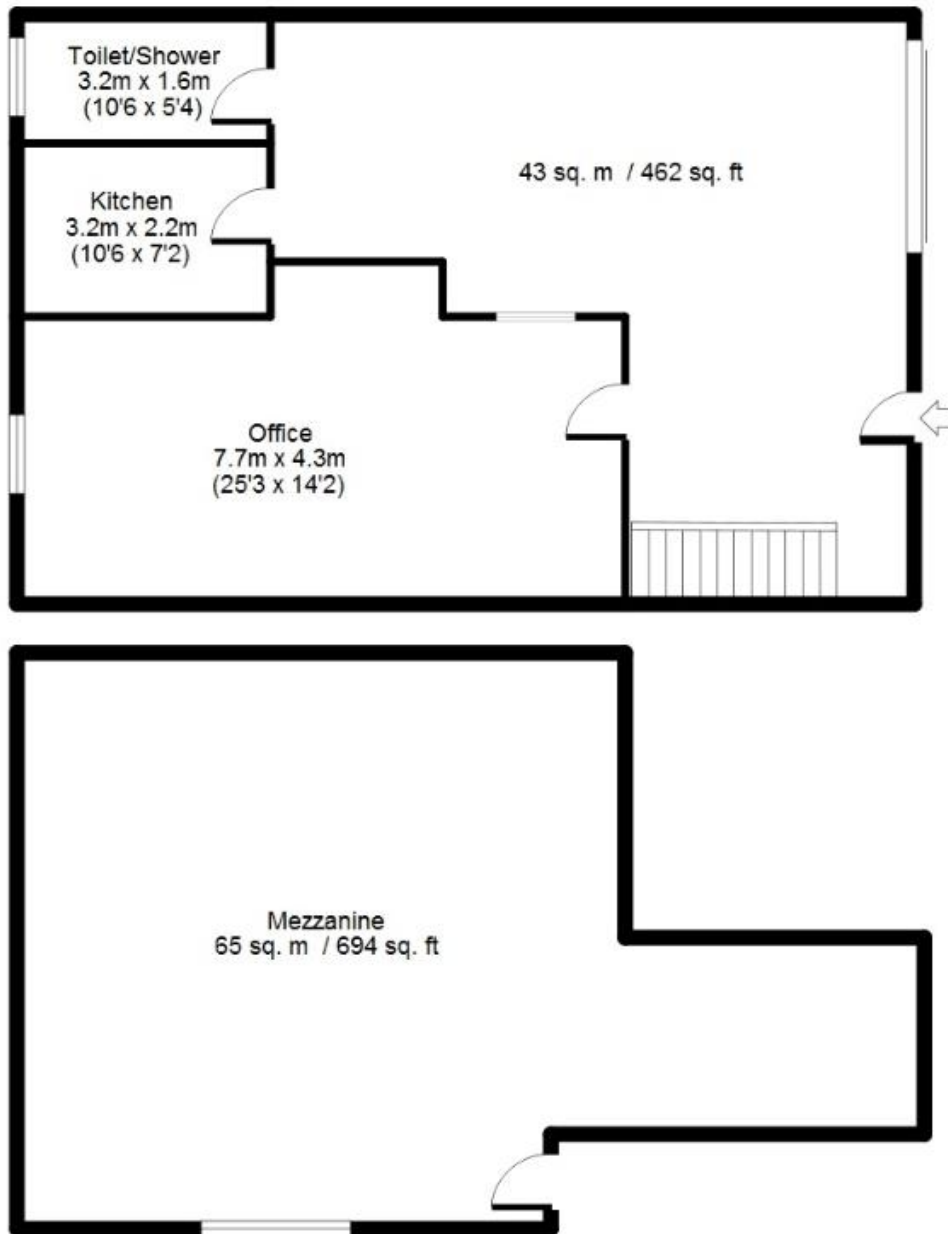
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