

Unit 31 Torbay Business Park

Ref No: 4346

Woodview Road, Paignton, Devon, TQ4 7HP



Freehold Unit on Popular Industrial Estate

Coming to the Market Due to Business Closure

Gross Internal Area Approx. 275m² (2,960 sq ft)

Parking for 7 Vehicles & Loading Bay to the Front

Additional Yard Space/Further Parking to Rear

£400,000 Freehold

Interested in this property?
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Unit 31 Torbay Business Park

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DESCRIPTION

Unit 31 Torbay Business Park is a freehold industrial unit with a gross internal area of approx. 275m² (2,960 sq. ft.). The unit has been used as a garage and MOT centre for many years but due to closure of the business is now being sold freehold with vacant possession. Internally there is has a two-story partition office at the front of the unit of approx. 30m² (322 sq. ft.). To the rear of the unit, an area of 48m² (516 sq ft) has been partitioned to create a separate workshop with a roller shutter access from the rear lane. This could be knocked through to bring Unit 31 back to its original layout.

Externally to the rear, there is a yard space of 104m² which is used as storage but provides opportunity for additional parking if required. There is also a timber storage unit which has recently been built and provides an additional 25m² (269 sq. ft.) of storage space.

The accommodation briefly comprises:-

TRADE AREA

DEPTH

70' 0" (21.34m) (max)

WIDTH

42' 5" (12.92m) (max)

RECEPTION

18' 0" x 9' 1" (5.49m x 2.76m)

FIRST FLOOR OFFICES

18' 0" x 9' 1" (5.49m x 2.76m)

REAR WORKSHOP

25' 8" x 20' 1" (7.82m x 6.11m)

With Roller Shutter and access via the rear lane.

TIMBER STORAGE UNIT

17' 9" x 15' 9" (5.42m x 4.80m)

REAR YARD

42' 8" x 26' 3" (13.0m x 8.0m)

Currently used for storage but could be used for additional parking.

PARKING

There are 7 allocated parking spots and a loading bay to the front of the unit. Additional parking could be created at the rear of the unit.

TENURE

The freehold interest in Unit 31 is available with full vacant possession.

The unit is responsible for a proportional service charge towards the upkeep of the common estate areas.

BUSINESS RATES

2017 List: £18,000.

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC AWAITED

VIEWING

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

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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