

Unit 5 Yalberton Tor Industrial Estate

Ref No: 4512

Alders Way, Paignton, Devon, TQ4 7QN



Industrial Investment Opportunity on a Popular Trading Estate

Let on a 6 Year Lease at £7,500 Per Annum + VAT

Ground Floor Gross Area Approx: 106m² (1,140 sq ft)

Full Mezzanine Arranged as Office Accommodation

Forecourt Parking with Space for 3 Cars

£150,000 + VAT Freehold

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



Unit 5 Yalberton Tor Industrial Estate

Alders Way, Paignton, Devon, TQ4 7QN

LOCATION

Yalberton Industrial Estate is situated on the outskirts of Paignton and is a popular location for industrial and distribution-based occupiers. The Industrial Estate is accessed via links to the Torbay Ring Road and the new South Devon Link Road, connecting Paignton to Newton Abbot, Exeter and the M5 beyond.

DESCRIPTION

The Unit has useful Ground Floor Workshop/storage space, with office accommodation at Mezzanine level. The office accommodation is a smartly presented, open work area. The unit is currently let to the tenant on a 10-year lease from November 2014 at a passing rent of £7,500 + VAT per annum.

The unit is accessed via both a personnel and roller shutter door, with a height of 2.77m (9'1"). The loading door access has been fitted with a glass frontage, allowing natural light into ground floor area, whilst the roller shutter is up.

GROUND FLOOR

Gross Dimensions 45' 4" x 25' 3" (13.81m x 7.7m)
Comprising: -

WAREHOUSE AREA

39' 1" x 25' 2" (11.91m x 7.67m)

KITCHENETTE

WC'S

STORE ROOM

ENTRANCE LOBBY

Stairs leading to:-

FIRST FLOOR OFFICE

41' 11" x 23' 9" (12.77m x 7.23m)

Open plan office with floated ceiling and inset lights.

KITCHENETTE

6' 11" x 4' 3" (2.1m x 1.3m)

EXTERIOR

Parking forecourt with parking for up to three vehicles.

TENURE

The property is being sold Freehold subject to the occupational lease. Currently let to the tenant, T/A Urban Designs UK on a 10 year lease from November 2014, at a passing rent of £7,500 + VAT per annum.

RATEABLE VALUE

2017 List: £9,400.

2023 List: £10,250.

VAT

The property is elected for VAT.

EPC RATING D

VIEWING

Viewings can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.



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



IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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

