

Rodgers Industrial Estate

Alders Way, Paignton, Devon, TQ4 7QG





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A Very Rare Opportunity to Purchase a Fully Let Industrial Estate
Meticulously Owner Managed Since Original Construction - For Sale Due to Retirement
Current Rental Income £117,405 Per Annum - With Scope for Significant Rental Growth
11 Units in Total (Some Combined) - Overall Gross Ground Floor Area Approx 16,885 sq ft (1,570m²)
Plus Mezzanine/First Floors of 5,572 sq ft (517m²)
A Rare Opportunity to Purchase a Clean & Tidy Industrial Investment with Great Future Potential

LOCATION

The Rodgers Industrial Estate is located on a private road at the top of Alders Way on the Yalberton Industrial Estate in Paignton, South Devon.

The Yalberton Industrial Estate is Paignton's largest and longest established estate and home to a wide variety of light industrial, industrial, warehouse, distribution and trade counter units.

Paignton is a resort town on the South Devon Coast, which along with the neighbouring towns of Torquay and Brixham make up the wider conurbation of Torbay.

The area has strong demand for small light industrial units such as those offered at Rodgers Industrial Estate and voids on the estate are rare.

The estate is very close to the A3022 Torbay Ring Road, which in turn connects with the A380 dual carriageway, giving continuous dual carriageway access to Exeter (approximately 20 miles) and the start of the Motorway network.

DESCRIPTION

The Rodgers Industrial Estate is a purpose-built, gated estate of 11 units, built by our client in the early 1990's. Since then, the estate has been diligently owner managed and is presented in excellent condition, with a full occupation of quality tenants.

Over the years, our client has deliberately not sought to increase rents and therefore there is scope for significant rent increases to market level.

The estate is arranged as three blocks of terraced units. The units are steel portal frame construction under insulated profile steel sheet clad, elevations and roofs. There is ample parking demised to each tenant on the estate.

Ref No: 4562

£2,250,000 Freehold

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The accommodation briefly comprises:-

AREAS

See attached details tenancy schedule overleaf.

TENURE

The Estate is being sold freehold, subject to the Commercial Occupational Leases granted. See Tenancy Schedule attached.

EPC'S

See EPC Schedule attached.

VAT

We are informed that the property is elected for VAT.

UTILITIES

We are informed that each unit has its own separate power supply and water supply.

LEGAL FEES

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

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Interested parties are politely requested to be respectful of the tenant's occupation and ongoing operation of their businesses.

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UNIT	TENANT	GROUND FLOOR AREA (SQ FT)	MEZZANINE AREA (SQ FT)	PASSING RENT (PA)	MARKET RENT	LEASE START	LEASE EXPIRY	RENT REVIEW	TENANT'S OPTION TO BREAK	EPC
Office	Flexiguide Ltd	861		£3,500	£6,500	01.11.2021	01.11.2028	01.11.2024	01.11.2024	AWAITED
1	Flexiguide Ltd	1,220	1,138	£7,000	£14,500	01.11.2021	01.11.2028	01.11.2024	01.11.2024	D
2	Greenthumb Ltd	1,220	1,038	£10,112	£14,500	01.07.2017	01.07.2024			C
3 & 4	Sway Hair Extensions	2,411	710	£19,500	£22,000	01.03.2022	01.03.2029	01.03.2025	01.03.2025	E
5	Finish	1,220	1,138	£10,000	£14,250	01.12.2022	01.12.2029	01.12.2025	01.12.2025	B
6	Flexiguide Ltd	2,411		£17,426.96	£19,250	01.11.2021	01.11.2028	01.11.2024	01.11.2024	B
7	Bluewater Sports	710	645	£8,000	£8,250	03.01.2022	03.01.2025		03.01.2023	E
8	Energydots Ltd	710	645	£8,100	£8,250	01.04.2023				D
9	Flexiguide Ltd	5,737	258	£34,366.92	£44,000	01.11.2021	01.11.2028	01.11.2024	01.11.2024	D
TOTAL				£118,005.38	£151,500					

Unit 8 – Tenant Vacating. New lease terms agreed at £8,250 per annum.

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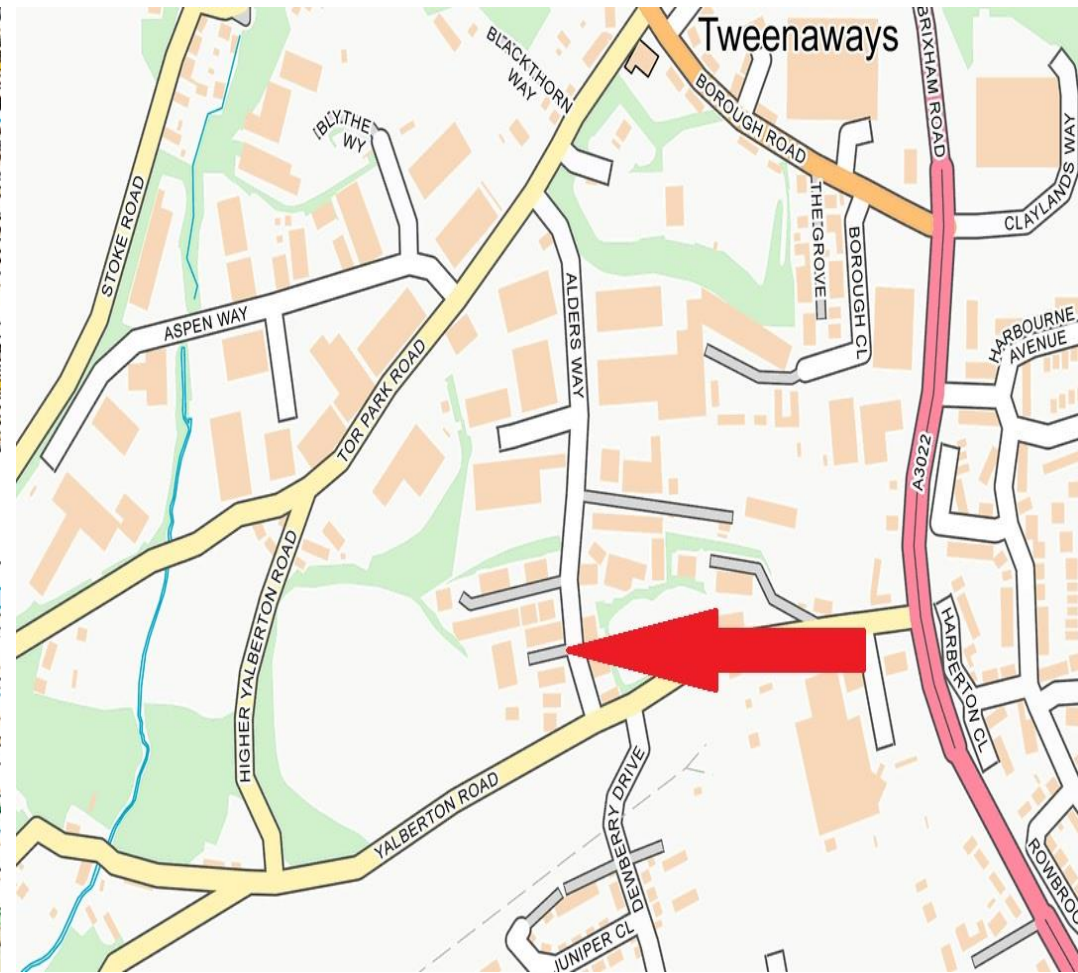
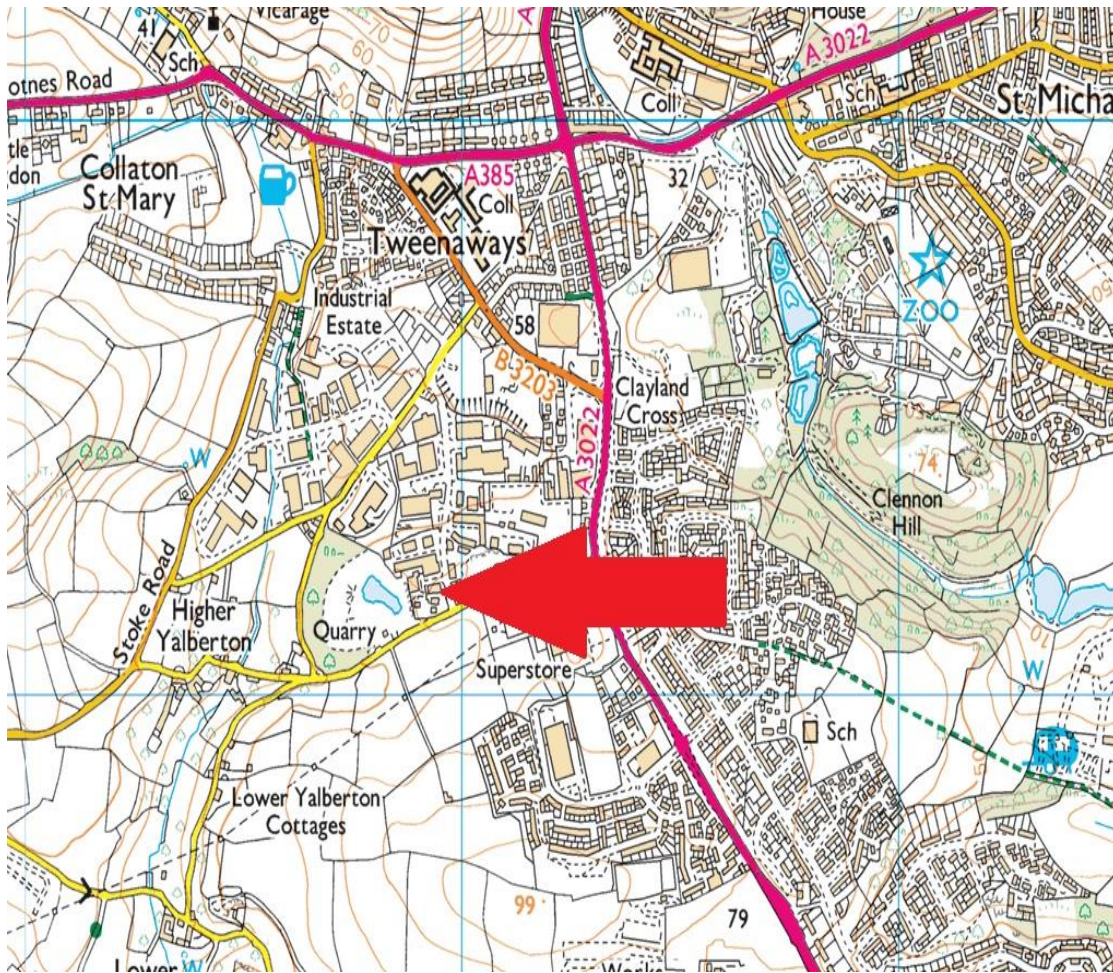


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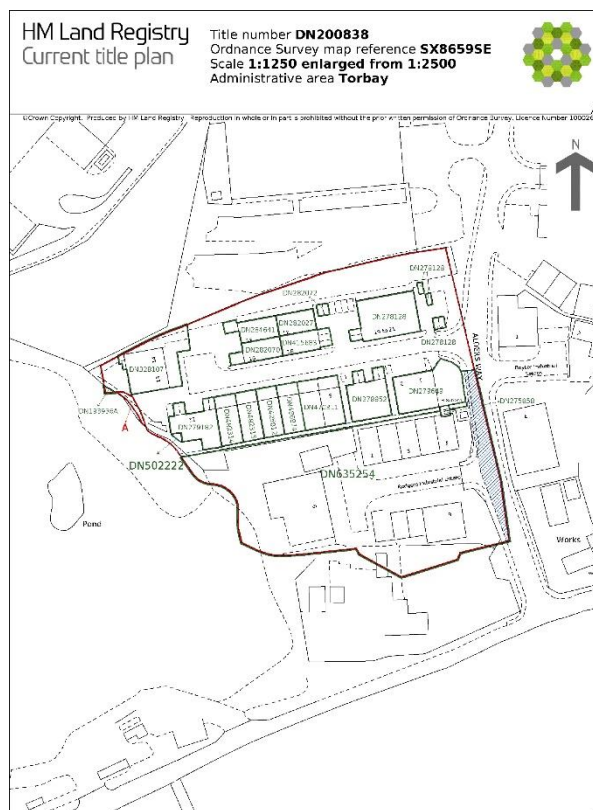


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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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