

Dartmouth Boat Storage

Weeke Meadow, Weeke Hill, Dartmouth, Devon, TQ6 0JT





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Rare Opportunity to Purchase a Large Freehold Site in Dartmouth with Associated Boat Storage Business
Over 8,000 sq ft of Covered Space, Car Port for 3 Cars, Parking & Turning Area to Front
Orchard/Paddock of Approximately 0.8 of an Acre
Successful Business Run by a Single Operator on a Part Time Basis Returning a Good Income
Huge Opportunity to Increase Revenue and Associated Services Under New Ownership

LOCATION

Weeke Hill is the main road that leads out the Warfleet area towards the rear of Dartmouth, heading towards Slapton and Kingsbridge, joining up with the A379. Dartmouth lies at the mouth of the River Dart in an area of Outstanding Natural Beauty and is one of Devon's most popular and enchanting towns. The River Dart is widely acknowledged as one of the most beautiful estuaries in England and is much loved by the sailing and boating fraternity.

Dartmouth is also a haven for tourist, with its magnificent Naval College, picturesque waterfront, Dartmouth Castle and hidden streets and cobbled lanes. There are many other tourist attractions within the area with easy access to the unspoilt South Hams coastline. Dartmouth is located near to the neighbouring towns of Totnes, Kingsbridge and Salcombe as well as being in close proximity to the A38 Devon Express Way, providing access to Plymouth (20 miles) and Exeter (31 miles).

DESCRIPTION

Weeke Meadow is located in a semi-rural location, on the edge of Dartmouth on Weeke Hill. The site is accessed via the long road which runs up from Dartmouth town centre and situation on the left-hand side before reaching the junction with Redlap Road at Redlap Cross.

The site comprises the lower section which houses a large prefabricated industrial storage unit, which is basic in construction with rough flooring. To the side is a covered but open carport with a turning/parking area to the front. Access to the unit is via a roller shutter door and a side entrance door.

The property has the benefit of a general storage area and four further sections, 3 of which are currently sub-let but will be offered with Vacant Possession on completion.

To the higher section of the site is an orchard area which is approximately 0.8 acres in size. This area could potentially be developed in the future by either extending the commercial element of the business by constructing further buildings or alternatively, possibly residential use, both subject to planning.

Ref No: 4629

£450,000 Freehold

Interested in this property?

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THE BUSINESS

Dartmouth Boat Storage is a well-established business, providing a boat storage facility with a long-standing clientele, based mainly the Dartmouth locality.

The owner/operator of the business has had the business for 23 years and is operated on a rather ad hoc basis, but this tends to work! It provides a very healthy and steady income without being particularly labour intensive.

There is undoubtedly huge potential to increase revenue under new ownership and develop the business further and offering additional services etc. The business is not advertised and has no digital/website presence.

Further trading information will be provided to bona fide interested parties following a formal viewing arranged through the Sole Selling Agents, Bettesworths.

Please note that this is a genuine retirement sale.

EPC AWAITED

INVENTORY

The business is being sold with the benefit of various equipment associated with the business, a list of which is available on requested.

SERVICES

The property is connected to mains water and electricity.

RATEABLE VALUE

Does not appear on Rating List. Interested parties are advised to make their own enquiries with the Local Billing Authority.

OVERAGE AGREEMENT

The sale will be subject to an overage agreement. In the event the purchaser obtains planning permission for residential use, the purchaser and the seller will share 20% of any uplift in the Market Value of the property. This overage will apply for 10 years with further terms to be agreed.

VIEWING

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

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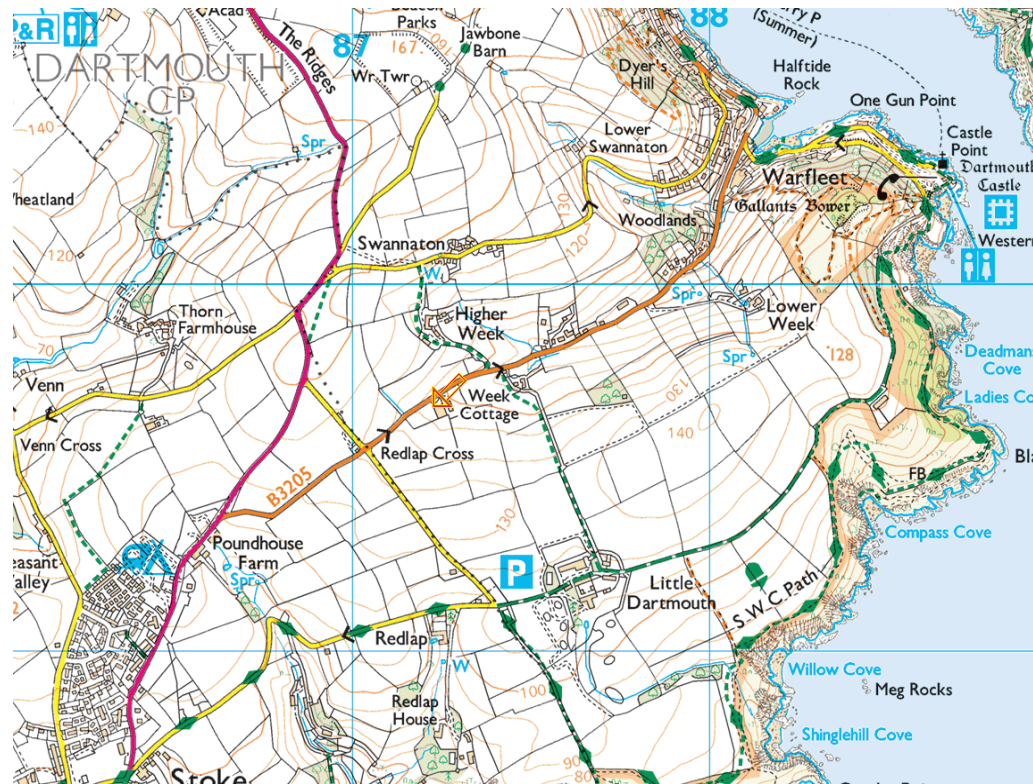


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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any 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.

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