

FOR SALE

MODERN INDUSTRIAL INVESTMENT ON A SOUGHT AFTER BUSINESS PARK WITH ALLOCATED PARKING

Ground Floor Trade Counter and Store of approx. 194 sq.m (2,088 sq.ft) with Mezzanine Storage of 64 sq.m (689 sq.ft) totalling some 258 sq.m (2,777 sq.ft)

**UNITS 1 & 2 MILLWOOD BUSINESS PARK, COLLETT WAY,
BRUNEL, NEWTON ABBOT, DEVON, TQ12 4PH**



The Millwood Business Park is a development of 9 high quality Industrial / Office / Trade counter Units on the much sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter and the M5 motorway to Torquay, Torbay and the South Hams. Units 1 & 2 Millwood Business Park are let to UK Plumbing Supplies Limited, Trading as Plumbstop, on a 3 year lease from the 14th January 2020.

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SITUATION AND DESCRIPTION

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 125,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The units have been constructed to a high standard comprising a steel portal frame with lower elevations of facing bricks to 2.2m externally and faced blockwork internally to the same height, with plastic coated profiled sheet steel cladding incorporating an insulation quilt and internal lining to upper elevations. The roof is also plastic coated profiled sheet steel cladding, insulation quilt and internal lining.

The Millwood Business Park occupies a convenient position on this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 400 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is approximately 7 miles distant with Newton Abbot town centre half a mile away. Units 1 & 2 Millwood Business Park is arranged as a Trade Counter and showroom with storage area, plus a mezzanine floor over both units offering additional storage. To the front are 4 car parking spaces opposite in the courtyard plus a loading area to the front.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from the shared courtyard parking area to

Ground Floor **14.44m x 13.45m (47'4" x 44'2") max**

Unit 1 is fitted with a part glazed pedestrian door and roller shutter door with inner Glazed shop front behind. Showroom and Trade counter area with suspended ceiling.

Toilet

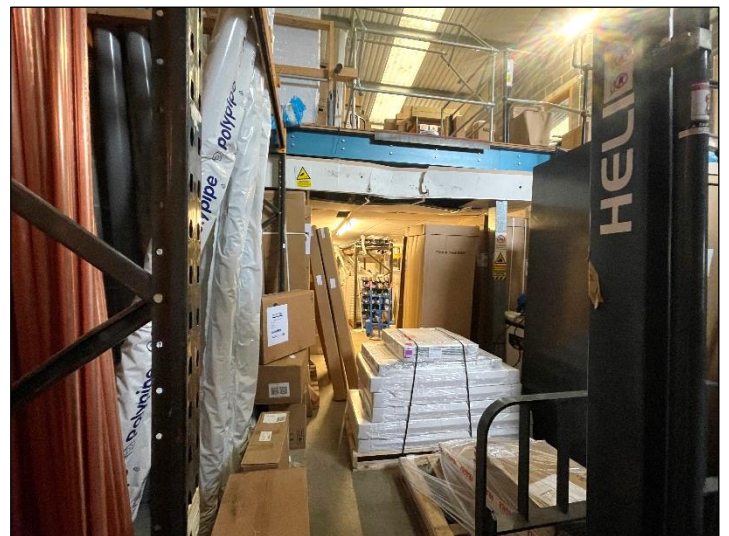
Low level WC suite with wash hand basin and electric over sink water heater. Disabled facilities. Power and light as fitted.



Unit 2 is open plan and used for storage with a second roller shutter door. Concrete floor. Power and lighting as fitted. Min Eaves of 5.77m (18'11") in the loading area to the front of the unit. This allows forklift access to the mezzanine floor.

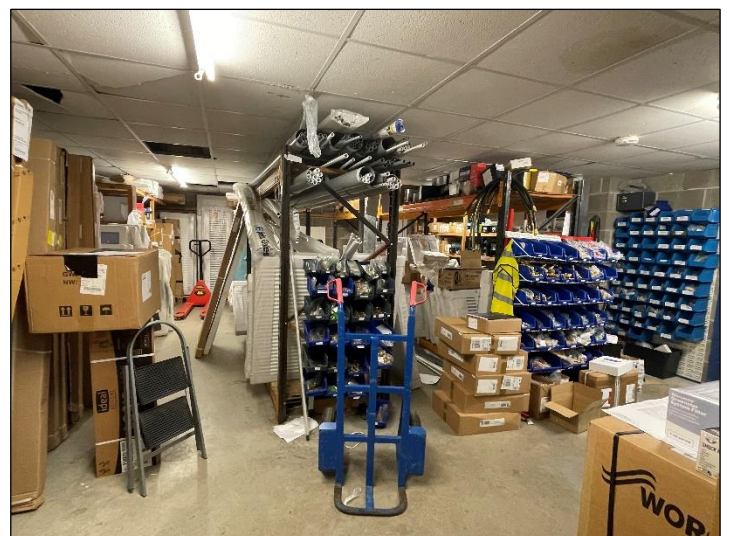
Toilet

Low level WC suite with wash hand basin and electric over sink water heater. Disabled facilities. Power and light as fitted.



Toilet

Low level WC suite with wash hand basin and electric over sink water heater. Disabled facilities. Power and light as fitted.



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Unit 1 - 1st Floor Mezzanie 14.44m x 6.56m (47'4" x 21'6") max

Open plan storage area currently racked out with a staircase from the rear of the trade counter area and a link access to Unit 2.



Unit 2 - 1st Floor Mezzanie 9.79m x 6.56m (32'11" x 21'6") max

Open plan storage area with front full height loading area offering forklift access. Currently used for storage. Staircase leading up from the ground floor.



EXTERNALLY

The property benefits from 4 reserved car parking spaces opposite the premises with a loading area outside each of the roller shutter doors.

TENANCY

The premises are let by way of a 3 year Full Repairing and Insuring lease from the 14th January 2020 (Expires 13th January 2023) to UK Plumbing Supplies Limited at a current rent of £15,000 plus VAT. The tenant benefits from a month rent free at the commencement of each year of the term.

TENURE AND PRICE

Offers sought in excess of £289,000 plus VAT for the remainder of the 999 year head leases for Units 1 & 2 both of which commenced on the 6th July 2001, subject to and with the benefit of the above Sub Lease. The rent is currently below the estimated market rental of £20,000 pax, which would then show an investor a return of just under 7% before purchase costs.

VAT

We understand that VAT is payable on the purchase price on this occasion.

RATES

Rateable Value: - £13,500 (2017 valuation list)

We understand that a Business Rates reduction may be available to qualifying business under the Small Business Rate Relief scheme. For further details please contact Teignbridge District Council on (01626 361101)

SERVICES

All mains services are available to the unit including 3 phase electricity, gas, mains water and drainage.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained, a summary is below with a full version available to download from web site. The rating is C 63.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0658)



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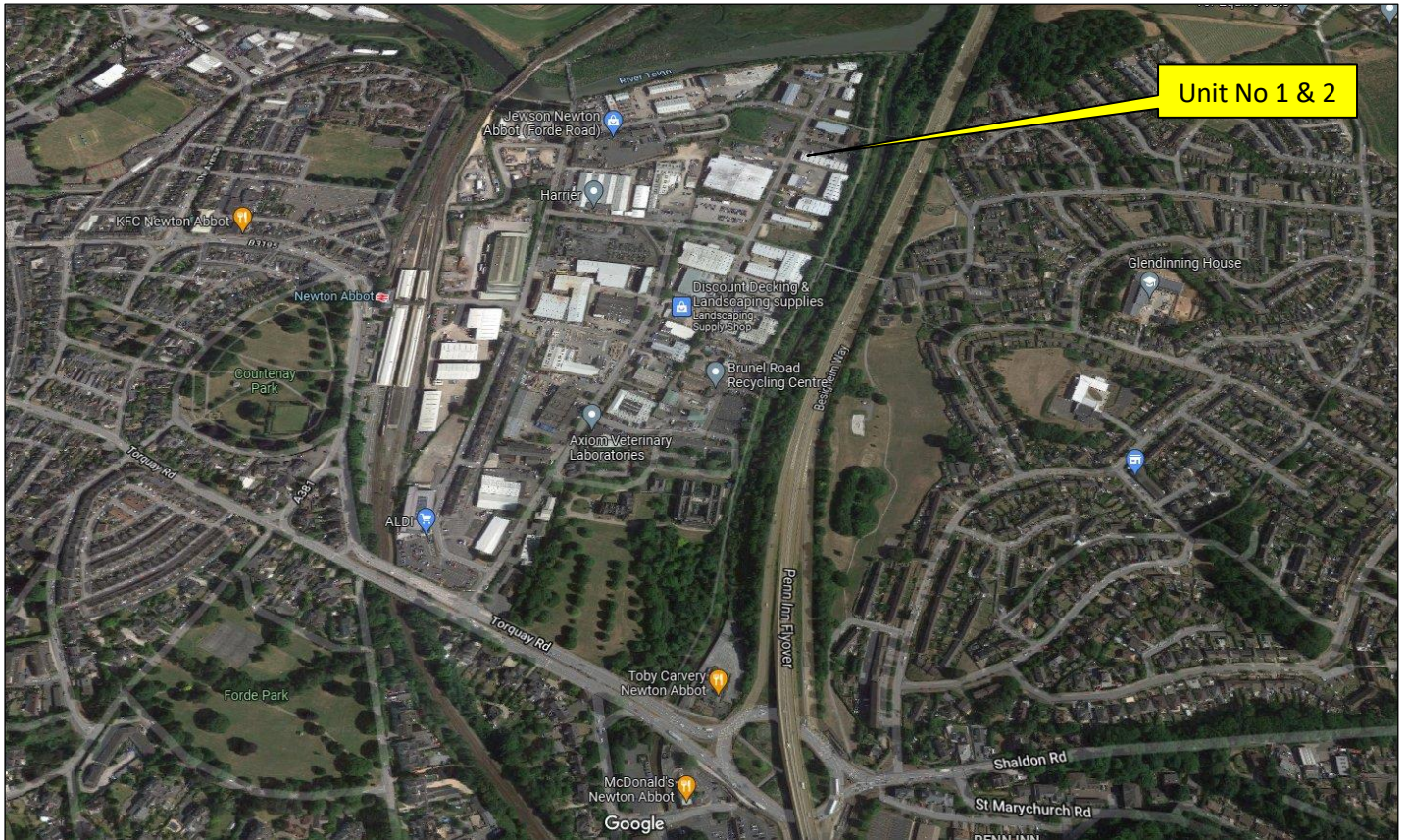
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

UNIT 1-2
MILLWOOD BUSINESS PARK
COLLETT WAY
NEWTON ABBOT
TQ12 4PH

Energy rating

C

Valid until: 15 October 2030

Certificate
number: 2207-9300-8291-7578-0639

Property type B8 Storage or Distribution

Total floor area 339 square metres

Rules on letting this property

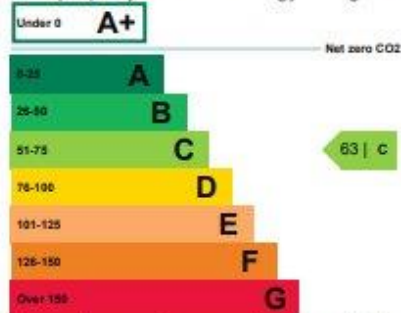
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 28 | E

If typical of the existing stock 82 | C