

FOR SALE

INVESTMENT OPPORTUNITY ON THE SOUGHT-AFTER HEATHFIELD INDUSTRIAL ESTATE

Approx. 273 sq.m (2,943 sq.ft) Ground Floor Workshop plus 1st Mezzanine Floor
of some 138 sq.m (1,486 sq.ft) so totalling some 411 sq.m (4,424 sq.ft)

**UNIT 6A INTERNATIONAL HOUSE, BATTLE ROAD,
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RY**



An unusual opportunity to acquire this substantial Investment property comprising an Industrial / Warehouse unit with part mezzanine floor to the rear and a recently completed ground floor Office. TO the front of the unit are 4 reserved Car Parking spaces. The premises are well located at the entrance to the Estate directly opposite the Mole Valley Farmers premises offering good visibility.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Heathfield occupies a convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications make it a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. Exeter is approximately 18 miles distant with Plymouth some 40 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is approximately 12 miles away, now much quicker to access due to the recently completed link road.

International House is a substantial mixed use building on Battle Road, the main spine road leading into the Heathfield Industrial Estate. Unit 6a is located in a terrace, directly opposite the Mole Valley Farmers premises. The Unit is a Ground floor warehouse with a half Mezzanine floor located to the rear. On the ground floor are 2 recently completed Offices. The tenants have already occupied the premises for 6 years, and have recently renewed their lease.

ACCOMMODATION

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

Workshop Area **25.58m x 10.69m (83'11" x 35'1") max**

Open area with the mezzanine floor to the rear. Minimum eaves 5.14m (16'10") max. Electric Roller Shutter door. Roof lights giving good natural light. Overhead lighting and power points as fitted. Concrete floor. To the rear is a well fitted kitchenette area.



Office No 1

6.37m x 3.17m (20'10" x 10'5") max

Window to workshop. Suspended ceiling with LED lighting. Power as fitted. Carpeted.

Office No 2

3.16m x 2.66m (10'4" x 8'9") max

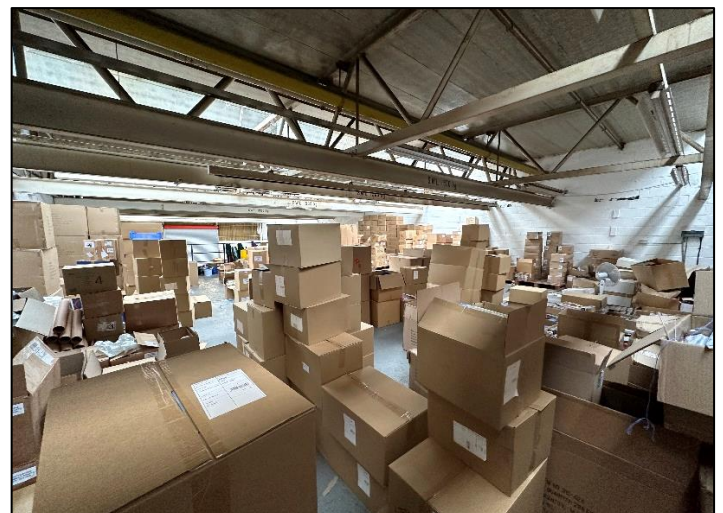
Suspended ceiling with LED lighting. Power as fitted. Carpeted.



Mezzanine Floor

12.92m x 10.69m (42'4" x 35'1") max

Useful open storage area with power and light as fitted.



Ladies Toilets

WC suite with wash hand basin and over sink electric water heater.

Gents Toilet

WC suite with wash hand basin and over sink electric water heater.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

EXTERNALLY

To the front of the unit is a level loading and unloading area with 4 reserved car parking spaces.

TENANCY

The premises are let by way of a 6 year renewal lease from the 12th January 2023 (Expires 11th January 2029) to PDK Charnwood Limited (Company number 06259496) who are a mail order company specialising in board games, toys and jigsaws.

The rent is £21,000 plus VAT payable quarterly in advance with a rent review at the end of the third year. The Landlord holds a three months rent deposit for the duration of the term.

The tenant has the option to terminate the lease at the expiry of the second and fourth years of the term on providing the Landlord with not less than 6 months' prior written notice. If the break is exercised at 2 years the tenants will pay a reverse premium of 1 quarters rent to the landlord (£5,250 plus VAT). There is no such reverse premium if exercised at 4 years. The lease is contracted outside of the Landlord and Tenant Act.

The Landlord will be responsible for the external repairs and decorations with the Tenants responsible for the internal repairs and decorations plus the roller shutter door. The tenants will reimburse the Landlords for the Buildings insurance premium. A service charge is payable for the maintenance and management of the roof of the building and the Estate and landscaping. The landlord insures the property recovers the cost of the premium from the tenant.

TENURE AND PRICE

Offers are invited in the region of £300,000 plus VAT for the remainder of the 999 year head lease commencing on the 1st January 1999 at a peppercorn rent, subject to and with the benefit of the above Sub Lease. This offers an investor a return of 7% before purchase costs.

VAT

We understand that VAT is payable on the rent and service charge, and therefore will be payable on the purchase. However, the property will qualify for TOGC relief, meaning VAT becomes a paper transaction and not actually payable, proving the purchaser is VAT registered. Full details available on request.

RATES

Rateable Value: - £ 13,250 (2017 Valuation list)
Rateable Value:- £ 17,250 (2023 Valuation list)

For further details of the Rates Payable, please contact Teignbridge District Council on (01626 361101)

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICES

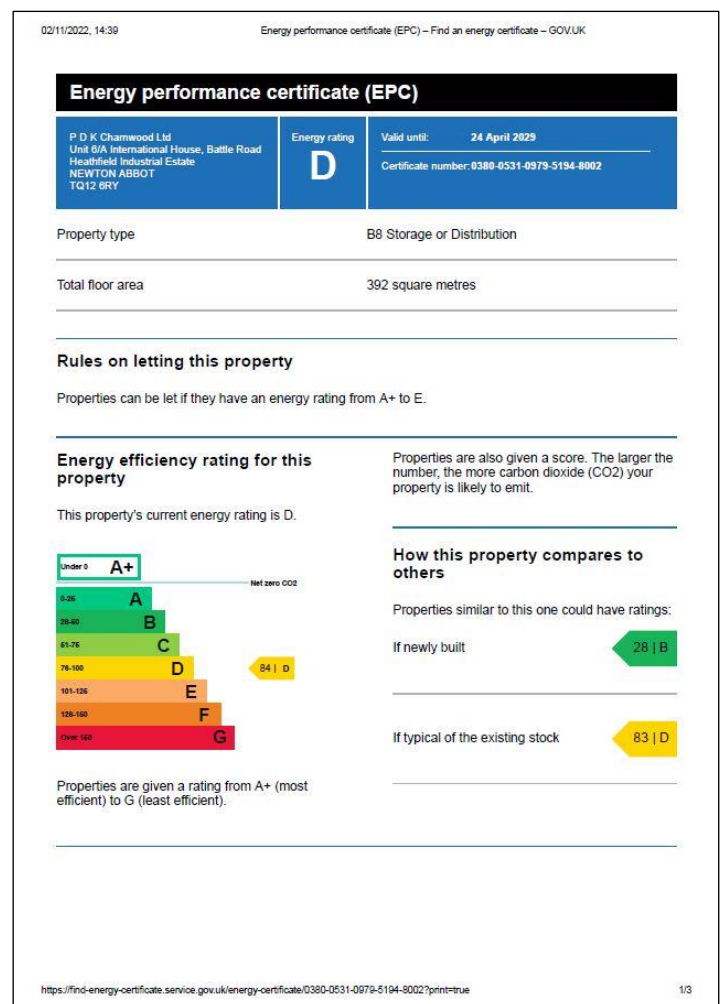
We understand that mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full version can be downloaded from the web site. The rating for the property is D 84. (Expires in April 2029)



VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0717)



Tel. 01392 691007

Mob. 07831 273148

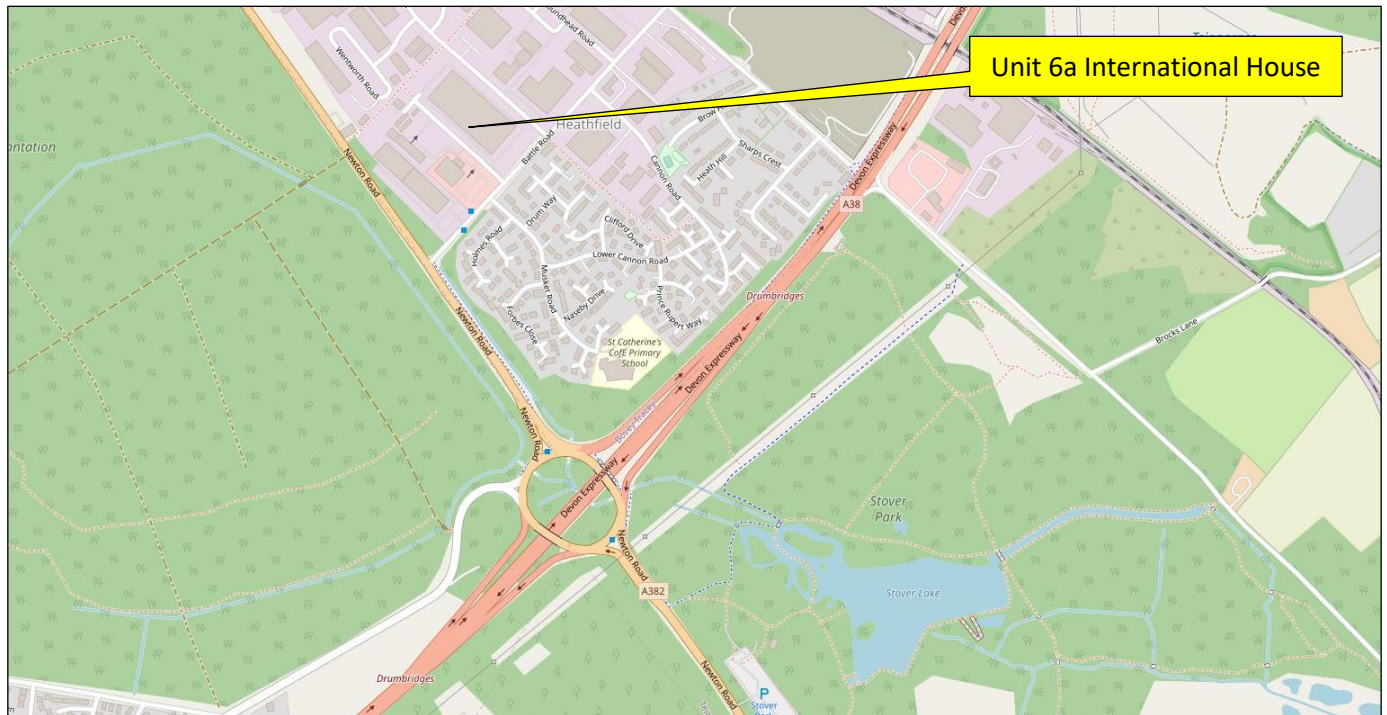
Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.