

FOR SALE

INDUSTRIAL / WAREHOUSE / CAR BODYSHOP WITH SPACIOUS FENCED YARD TO THE FRONT

Approx. 233.8 sq.m (2,517 sq.ft) plus a paint booth / oven of 52 sq.m (559 sq.ft) so
on a spacious fenced and secure site of 0.18 of an Acre

**UNIT 4 WILLS ROAD, OFF BABBAGE ROAD,
TOTNES, DEVON, TQ9 5XN**



Unusual opportunity to acquire a Freehold Industrial / Car Body Shop unit together with a substantial fenced and secure Yard to the front with parking for up to 20 cars or vans. The Unit can also include a paint booth and oven if required. The Unit is on the sought after Babbage Road Industrial estate on the edge of Totnes. The premises are suitable to continue as a bodyshop, or would also suit a steel fabricator, scaffolder or plant hire and sales.

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SITUATION AND DESCRIPTION

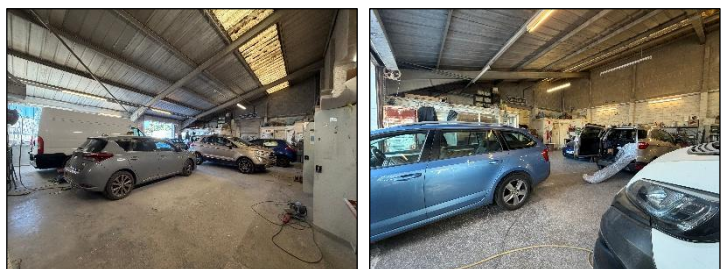
The premises are located in a convenient location just off the main spine road running through the sought after Babbage Road trading estate on the edge of Totnes. Babbage Road is located on the edge of the town with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, Ashburton, Newton Abbot and the A38 dual carriageway linking Exeter and Plymouth in the other. Exeter and the M5 Motorway are approximately 25 miles distant providing excellent access to the National motorway network together with links to the A30/A303 to Okehampton, Cornwall, Honiton and London and its international Airport. Plymouth is some 30 miles to the South providing links via the A38 to Cornwall and its Ferry Port to Northern France and Spain.

The premises are arranged as Workshops with 2 separate roller shutter doors accessing from a sizable fenced Yard area to the front. The premises have traded as a car Bodyshop for many years and are well fitted including a large spray booth and gas fired oven located at one end of the unit, which could be removed if not required. The Unit as previously been two units and could possibly be converted back to two units in the future if required. A particular feature of the unit is the large yard to the front which is capable of accommodating up to 20 vehicles. Although suiting a car body shop the premises offers versatile space which could also suit a Scaffolder, Steel Fabricator or construction plant hire and sales, subject to any necessary consents.

ACCOMMODATION

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

Workshop No 1 **15.13m x 11.05m (49'8" x 36'3") max**
Roller shutter to the front off of the front yard area with part glazed door into a reception area. Concrete floor. Over head lighting. Windows to the front elevation. Translucent roof panels. Power as fitted.

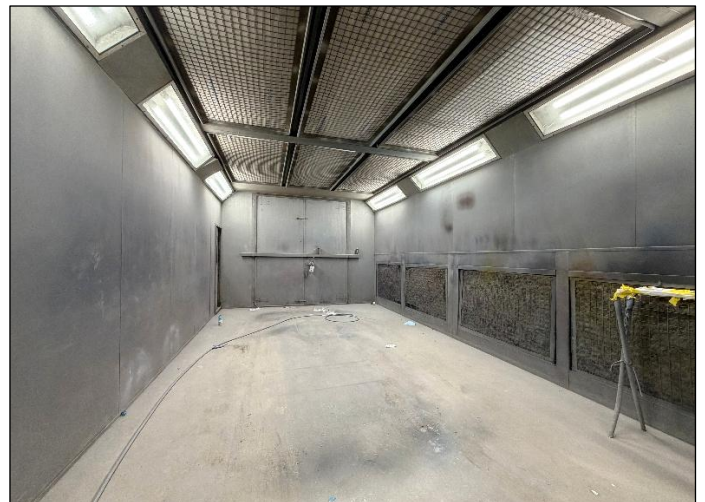


Leading off of this area is the

Spray Booth & Oven

7.14m x 6.77m (25'4" x 22'3") max

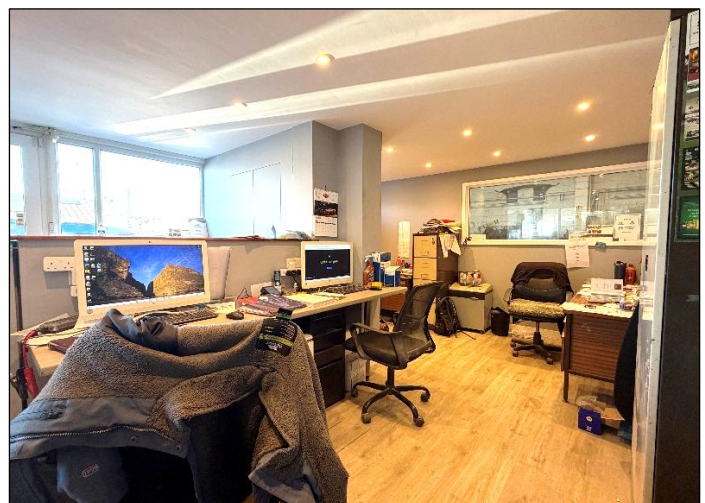
Constructed on the outside of the unit with double doors off the main workshop. Gas fired. To one side is a paint mixing area.



Office / Reception

4.94m x 4.62 m (16'2" x 22'2") max

Counter area. Glazed panels to the workshops. Spot lighting.



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Gents Toilet

WC cubicle with urinal and wash hand basin.

Ladies Toilet

WC cubicle with wash hand basin.

Unit No 2

11.08m x 6.03m (36'4" x 19'9") max

Roller shutter door with wicket door off of separate Yard area with parking for 4 – 6 vehicles. Translucent roof panels. Strip lighting and power as fitted.



Wide accessway into Unit No 1.



EXTERNALLY

To the front of the Unit is a part concreted and part hardcored yard area with perimeter fencing and double gates off of Wills Road. This is a particular feature of the premises and is capable of accommodating up to 20 vehicles. The total site area of the premises is approximately 0.18 of an Acre.

BUSINESS RATES

Rateable Value: - To be re-assessed

For details of the Business Rates payable, please contact the Business Rates department at South Hams District Council on 01803 861234.

PRICE AND TENURE

Offers are sought in excess of £369,500 for the freehold. Some equipment could also be available by separate negotiation.

VAT

We are advised that VAT is not currently payable on the sale price.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises a copy of which is shown below. A full copy is available to download from the web site. The rating is:

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0942)



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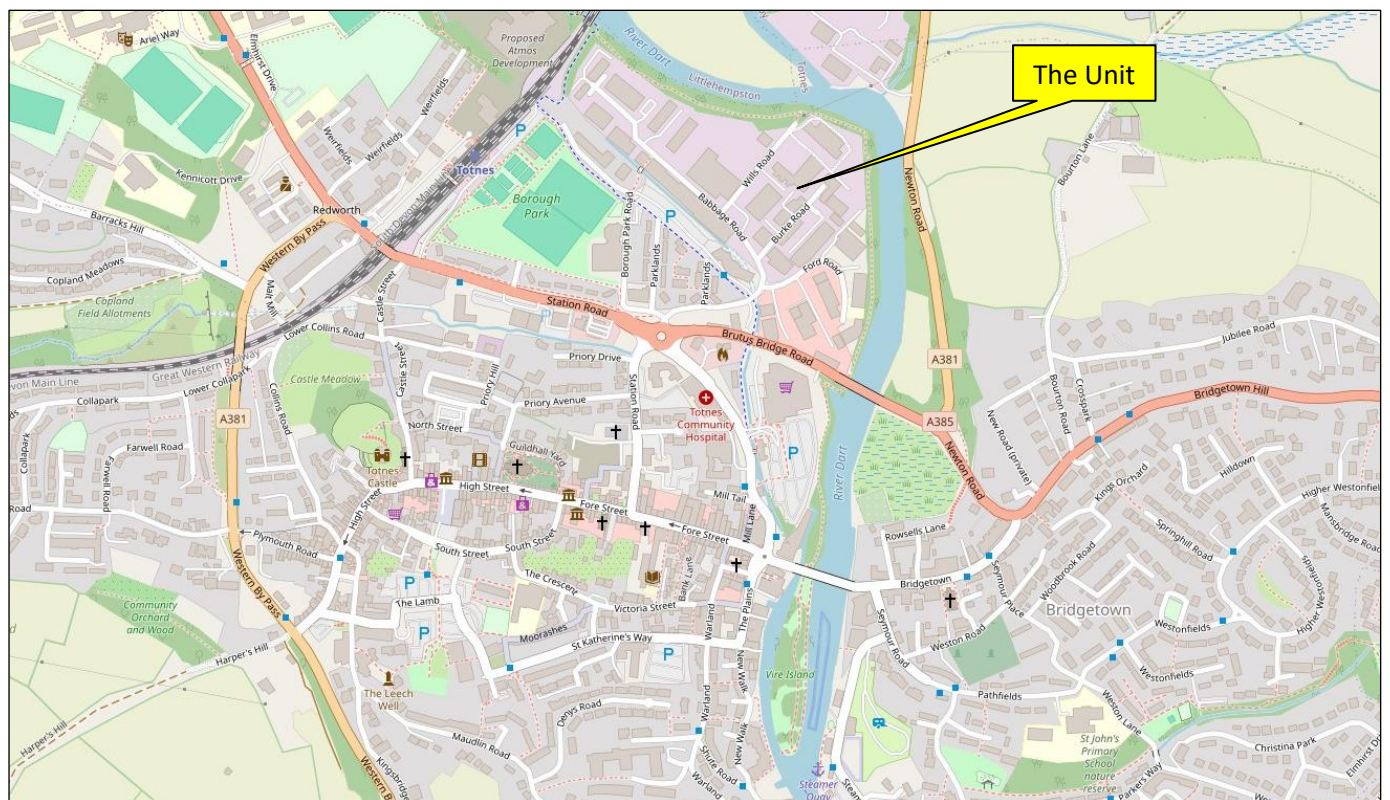
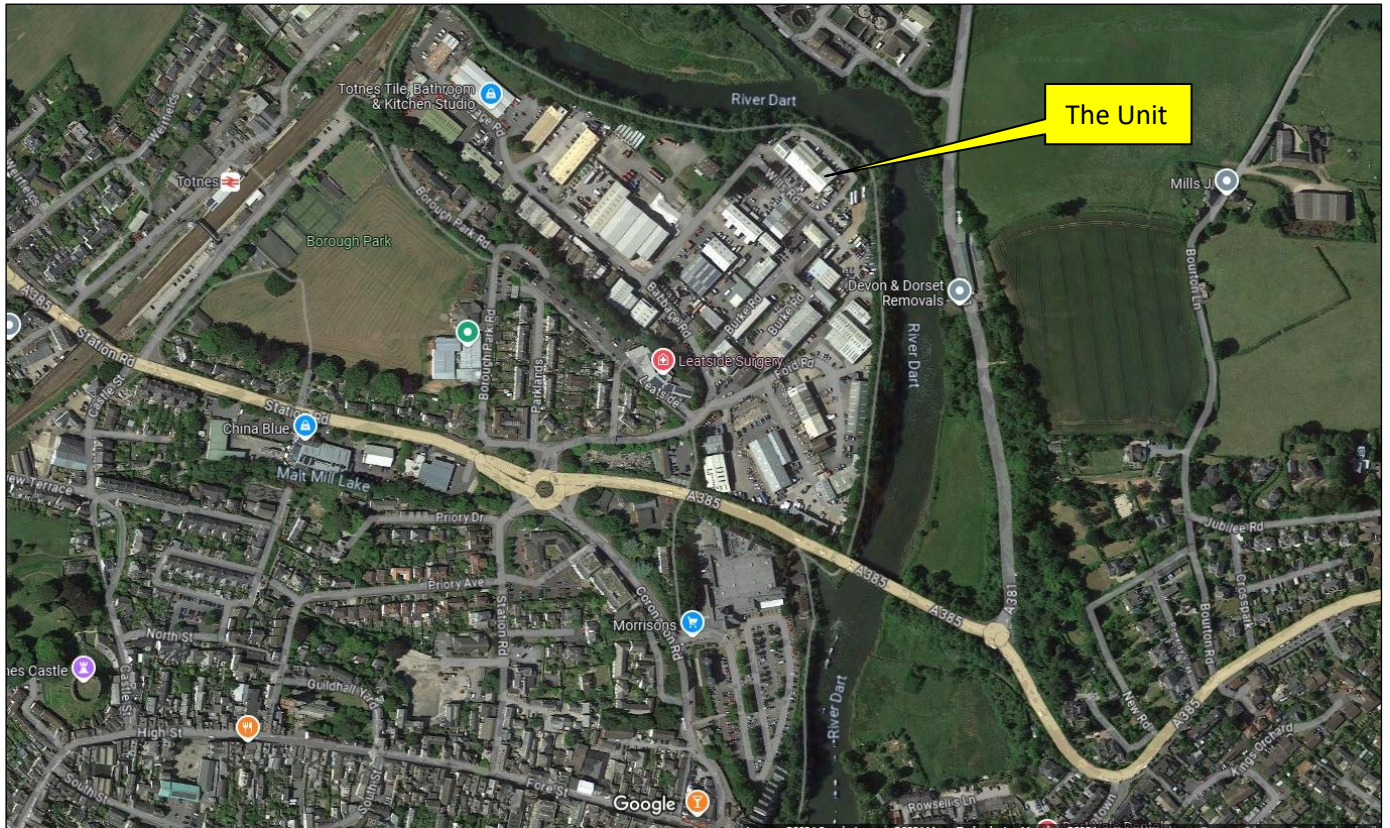
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