

Unit 28, Torbay Business Park

Ref No: 5083

Woodview Road, Paignton, TQ4 7HP



Freehold Unit on Popular Industrial Estate

Coming to the Market Due to Business Closure

Ground Floor Gross Internal Area Approx. 164m² (1,765 sq ft)

Mezzanine Store and Office Approx. 36m² (388 sq ft)

Parking for 3 Vehicles & Loading Bay to the Front

£250,000 + VAT Freehold

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LOCATION

Torbay Business Park is situated on the outskirts of the town of Paignton in South Devon. From the nearby A3022 Paignton to Brixham Road, there is connection with the A380 dual carriageway leading to Teignbridge and Exeter/the motorway network beyond. Torbay Business Park is a modern popular trading estate, with most units having been constructed within the last 20 years and serving a wide variety of industrial trade counter, warehouse and distribution businesses.

DESCRIPTION

A rare opportunity to acquire a freehold unit on one of Paignton's established business parks. The property comprises a modern, high bay, steel portal frame industrial unit in a terrace of similar properties. Unit 28 is a trading unit of approximately 164m² (1,765 sq ft) gross ground floor area, with a mezzanine store and office of approximately 36m² (388 sq ft). The unit benefits from a fitted kitchenette and WC on the ground floor, a powered section loading door and is fitted with 3-phase electric, gas and fibre optic. Externally the unit has 3 parking spaces and a loading bay.

The accommodation briefly comprises:-

GROUND FLOOR

46' 11" x 37' 7" (14.29m x 11.45m) 164m² (1,765 sq ft).
With kitchenette and WC at the front right of the unit.
Access is via an aluminium glazed front door and a powered section loading door.

MEZZANINE

24' 11" x 15' 7" (7.60m x 4.74m)
Arranged as storage and office space. Height under mezzanine 3.07m.

PARKING

There are 3 allocated parking spots and a loading bay to the front of the unit.

TENURE

The freehold interest in Unit 28 is available with full vacant possession.

BUSINESS RATES

2023 List: £14,750.

Please note this is not Rates Payable. Interested parties can ask the agents for further details on rates payable or contact the Local Billing Authority, Torbay Council.

LEGAL COSTS

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

EPC RATING D

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.



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