

Unit 7 Yalberton Tor Industrial Estate

Ref No: 4513

Alders Way, Paignton, Devon, TQ4 7QN



Industrial Investment Opportunity on a Popular Trading Estate

Let on a 6 Year Lease at £10,000 Per Annum + VAT

Ground Floor Gross Area Approx: 109m² (1,172 sq ft)

Full Mezzanine Arranged as Smart Office Accommodation

Forecourt Parking with Space for 3 Cars

£150,000 + VAT Freehold

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LOCATION

Yalberton Industrial Estate is situated on the outskirts of Paignton and is a popular location for industrial and distribution-based occupiers. The Industrial Estate is accessed via links to the Torbay Ring Road and the new South Devon Link Road, connecting Paignton to Newton Abbot, Exeter and the M5 beyond.

DESCRIPTION

The Unit has useful Ground Floor Workshop/storage space, with extensive office accommodation at Mezzanine level. The office accommodation is smartly presented with a good mix of open work areas and smaller private offices. The unit is currently let to the tenant Kinetic Sports Group Ltd, on a 6-year lease from July 2022 at a passing rent of £10,000 + VAT per annum.

The unit is accessed via both a personnel and roller shutter door, with a height of 2.77m (9'1"). The loading door has a further concertina security door.

GROUND FLOOR

Gross Dimensions 45' 4" x 25' 11" (13.81m x 7.9m)
Comprising:-

WAREHOUSE AREA

'L' shaped providing approximately 85m² (915 sq ft).

PARTITIONED OFFICE

9' 7" x 6' 8" (2.92m x 2.03m)
With understairs cupboard.

KITCHEN

Smart rear kitchenette.

WC

With wash hand basin.

ENTRANCE LOBBY

Stairs leading to:-

FIRST FLOOR MAIN OFFICE

17' 5" x 22' 0" (5.30m x 6.70m)
Glazed to the front of the unit with inset lighting.

OFFICE 2

10' 8" x 16' 10" (3.25m x 5.13m)

OFFICE 3 / STORE

16' 7" x 10' 11" (5.05m x 3.32m)

OFFICE 4 / BREAK ROOM

11' 10" x 11' 1" (3.60m x 3.38m)

KITCHENETTE / WC'S

Kitchenette area and 2 x WC's with wash hand basins.

EXTERIOR

Parking forecourt with parking for up to three vehicles.

TENURE

The property is being sold Freehold subject to the occupational lease. Currently let to Kinetic Sports Group Ltd on a 6-year lease from July 2022 at a rent of £10,000 + VAT per annum.

RATEABLE VALUE

2017 List: £13,750.

2023 List: £17,250.

VAT

The property is elected for VAT.

EPC RATING E

VIEWING

Viewings can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel 01803 212021.

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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