



BARTON BUSINESS PARK
2a Barton Hill Road
Torquay, TQ2 8JH

A	ST Automotives	F	
B	1 Unit 9	G	
C	ST Automotives	H	
D	Western Counties Wholesale	I	
E	TO LET	J	

**WESTERN COUNTIES
WHOLESALE
UNIT 12
01803 39100**

Barton Business Park

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**An Opportunity to Purchase a Fully Occupied Small Business Estate
Arranged as 12 Units in Total (some of which are in combined occupancy)
Gross Rental Income Currently £52,300 Per Annum - With Scope for Rental Growth
Overall Accommodation Areas of Approx. 840m² on a Site of Approx. 0.4 Acres
For Sale Due to Bereavement - An Opportunity to Acquire a High Yielding Investment with Excellent Management**

LOCATION

Barton Business Park is situated at the foot of Barton Hill Way, immediately adjacent to the Hele Cross roundabout.

This location is convenient for local small businesses, serving the immediate high density area and also with easy links to Torquay and the wider Torbay area, as well as immediate access to the A380, giving continuous dual carriage way connection to the motorway network at Exeter.

Torquay has a strong demand for small commercial units, such as those offered here. Voids on the estate are rare and demand from new tenants is strong.

DESCRIPTION

The property comprises a large extended detached building, with driveway access from Barton Hill Road and well proportioned parking areas around the estate. The property is 12 units in total and currently occupied by 6 individual tenants (several tenants occupying multiple units).

Ref No: 5177

£525,000 Freehold

Interested in this property?

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ACCOMMODATION

The accommodation is detailed in the unit site plan overleaf.

TENURE

The estate is being sold freehold, subject to the commercial occupational leases granted. Copies of the leases are available upon request.

EPC RATING E

VAT

We are informed that the property is not elected for VAT at the time of sale.

VAT is currently not chargeable on rents.

The sale of the property will be treated as a Transfer of Going Concern Sale.

UTILITIES

We are informed that each unit has its own separate power and water supply.

LEGAL COSTS

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

VIEWING

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

Interested parties are politely requested to be respectful of the tenant's occupation and ongoing operation of their businesses.

TENANCY SCHEDULE

Unit	Tenant	Rent (PA)	Lease Start	Lease Expiry
A, C, D & J	Redman Thomas	£16,800	TBC	
B	Torquay Dental Labs	£7,500	April 2023	April 2029
E & K	John Brown	£6,000	May 2024	April 2027
F	Matt Fiddes	£7,500	April 2024	March 2024
G	Labella Ice Cream	£2,400	TBC	
I, H & L	Western Counties	£12,100	October 22	September 23

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www.bettesworths.co.uk
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Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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