

PEPPER

Commercial

FOR SALE

Approximately 913.22 sq.m. (9,830 sq.ft.)

**HALSGROVE HOUSE
LOWER MOOR WAY
TIVERTON BUSINESS PARK
TIVERTON
DEVON
EX16 6SS**



CURRENT BUSINESS UNAFFECTED

Ref 101R

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The town has excellent communications being located close to junction 27 of the M5 motorway which leads to Bristol to the north and Exeter to the south. Tiverton Parkway station provides frequent services to London Paddington and Bristol Parkway with a fastest journey time of 2 hours and 50 minutes respectively. Tiverton has a population of some 19,500 people with a district population of 77,750 (2011 Census). Fore Street which is pedestrianised is the prime retail location in the town, where many multiples are represented.

The property is located on the well-established Tiverton Business Park adjacent to the A361 North Devon Link Road, approximately 2 km east of the town centre. The site is on the corner of Lowman Way the principle route through the estate, and Lower Moor Way. The location is prominent and opposite Jewsons & Howdens and the Tiverton Trade Centre, other occupiers on the estate include Hepco Motion, Homebase & McDonalds.

The premises comprise a detached steel framed warehouse constructed in block with fully clad elevations with facing 2 storey office content set within a large landscaped site. 3 smaller units have been constructed to the rear and these are available separately if required. Access is shared with the rear units and parking is allocated to individual properties, to the rear there is an HGV loading door. The unit has a mostly full cover steel mezzanine level within the storage/production area.

ACCOMMODATION

Brief details of the proposed accommodation are as follows: -

	Metric m2	Imperial ft2
Halsgrove House		
Ground & 1 st Office	319.40	3,438
Warehouse	326.36	3,513
Mezzanine	267.46	2,879
Total	913.22	9,830

PRINCIPLE FEATURES INCLUDE

- Prominent position
- A good balance of Office & Warehousing
- Rear loading access
- Flexible accommodation
- Allocated parking

COMMON AREAS

It is envisaged that a common company will be set up to hold the access and parking areas with ownership of that company proportionated to the floor area owned. There will be a common charge for maintenance of the same.

PRICE

The property is available freehold with vacant possession at £700,000

BUSINESS RATES

We have gained the following information from the Valuation office web site www.voa.gov.uk

Rateable Value: £28,000

Rates payable: £13,972 p.a. (x 49.9 p 20/21)

YOU ARE ADVISED TO CHECK

LEGAL COSTS

Each party are to bear their own legal costs in any transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a (119) E rating

VAT

All figures quoted are plus VAT where chargeable

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

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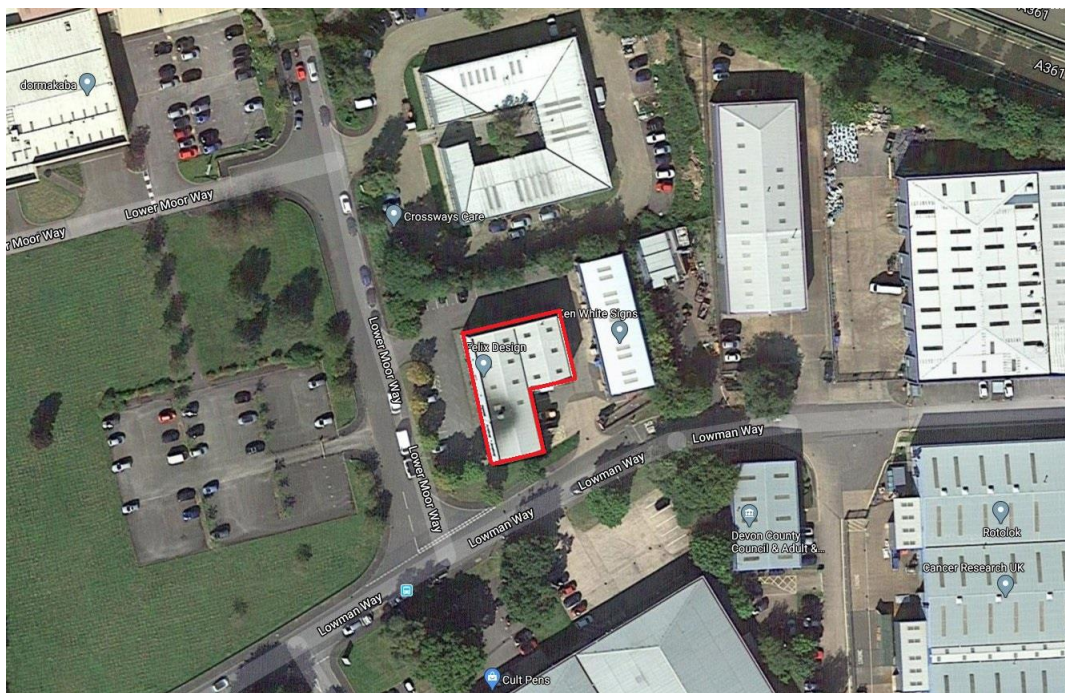
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ap@peppercommercial.co.uk

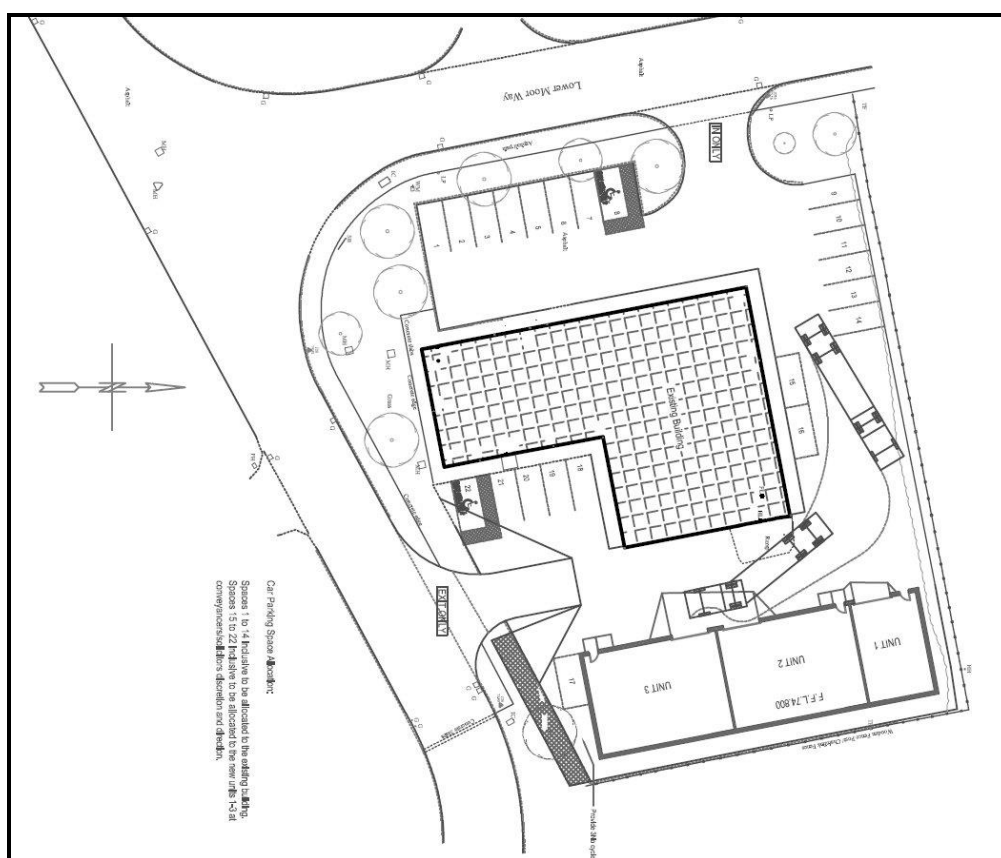
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For Identification only



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