

FOR SALE

GROUND FLOOR OFFICE / WORKSHOP WITH PART FIRST FLOOR MEZZANINE AND PARKING FOR 6 CARS

Approx. 101 sq.m (1,081 sq.ft) on the Ground Floor with First Floor Mezzanine Office / Storage of 73 sq.m (782 sq.ft) so totalling some 174 sq.m (1,870 sq.ft)

**UNIT 3 WILLS ROAD, OFF BABBAGE ROAD,
TOTNES, DEVON, TQ9 5XN**



Unusual opportunity to acquire a Freehold Industrial / Office Unit on the sought after Babbage Road Industrial estate on the edge of Totnes. The premises have previously been used as offices and light assembly, and are suitable for a wide variety of potential users benefitting from a spacious parking courtyard with parking for 6 – 8 cars.

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SITUATION AND DESCRIPTION

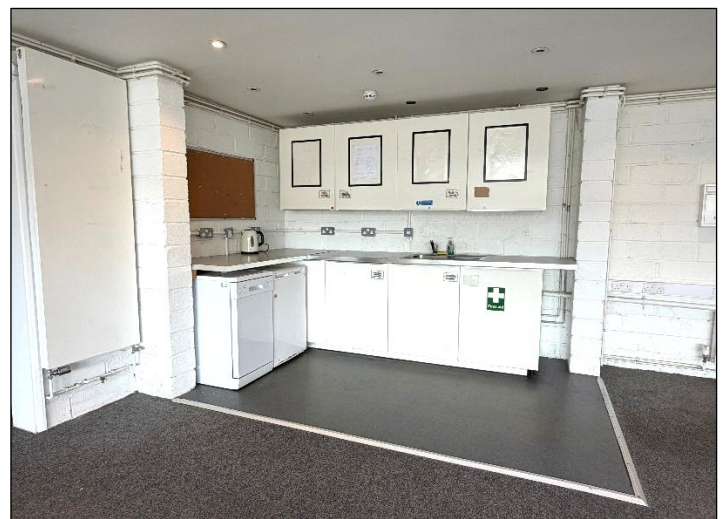
The premises are located in a convenient location just off the main spine road running through the sought after Babbage Road trading estate on the edge of Totnes. Babbage Road is located on the edge of the town with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, 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 Offices / workshops on the ground floor with a kitchen area, toilet and a managers office / meeting room, with an open area on the first floor mezzanine which again is suitable for offices or storage etc. The premises have a glazed frontage with a roller shutter in front for security, offering light and airy accommodation. They have recently been used as both Offices and light manufacture / assembly and therefore would suit a wide variety of potential users including these plus as a showroom / trade counter or mail-order use, subject to all the necessary consents.

ACCOMMODATION

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

Ground Floor **11.20m x 8.97m (36'9" x 29'5") max**
Roller shutter to the front off of the car park with glazed screen behind and glazed entrance door. Recessed spotlights and strip lighting. Radiators. Carpeted. Power as fitted.

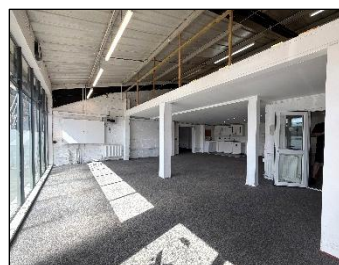
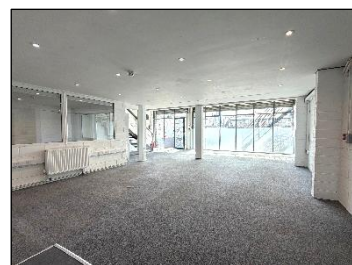


Toilet No 1

WC suite with wash hand basin. Tiled floor.

Office

4.09m x 3.03m (13'5" x 9'4") max
Carpeted. Glazed panels to main area. Recessed spot lights. Power as fitted in dado trunking. Door to



Kitchen Area

To the rear of the space is a Kitchen area with range of wall and base unit with worktop and insert stainless steel sink unit. Space for fridge and dishwasher under. Vinyl floor to this area.

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Toilet No 2

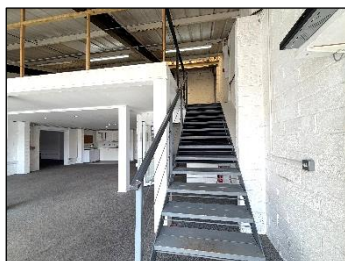
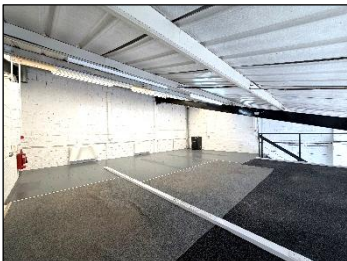
WC suite with wash hand basin. Tiled floor.

From the ground floor area a staircase leads up to the

FIRST FLOOR

9.02m x 8.06m (29'7" x 26'5") max

Spacious area with borrowed light from the glazing to the front. Strip lighting. Radiators. Translucent roof lights. Power as fitted. Part carpeted.



EXTERNALLY

To the front of the Unit is a tarmac forecourt area with parking for up to 6 – 9 cars.

BUSINESS RATES

Rateable Value: - To be re-assessed

We understand that a reduction of up to 100% could be available for the premises under the Small Business Rates Relief Scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at South Hams District Council on 01803 861234.

PRICE AND TENURE

Offers are sought in the region of £249,000 for the freehold with vacant possession on completion.

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: D 80.

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 (0938)



FAO. Tony Noon

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Energy performance certificate (EPC)

Unit 3 Wells Road Towers TQ9 5YN	Energy rating D	Valid until: 13 September 2036 Certificate number: 6423-8157-7162-8268-9283
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Property type: Offices and Workshop Businesses
Total floor area: 172 square metres

Rules on letting this property

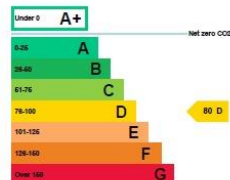
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

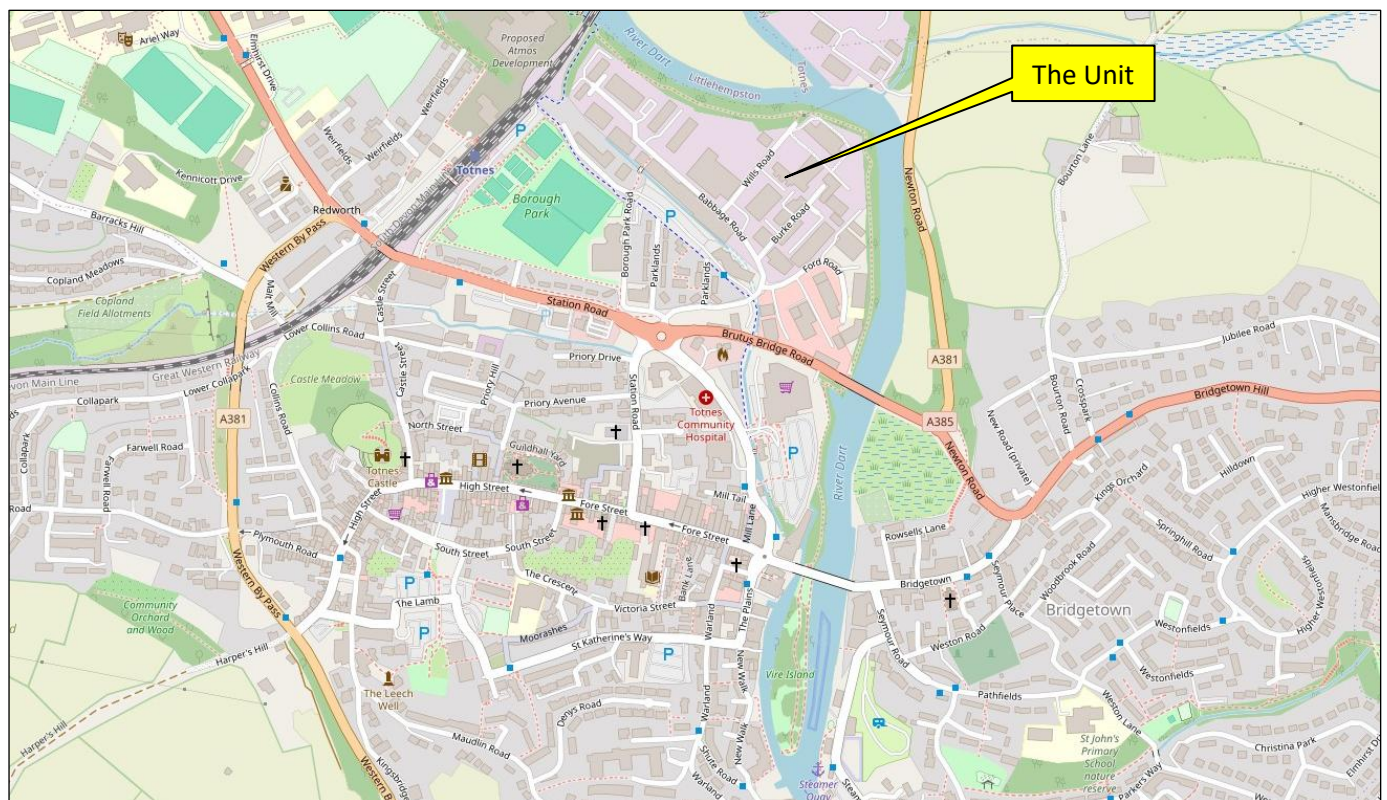
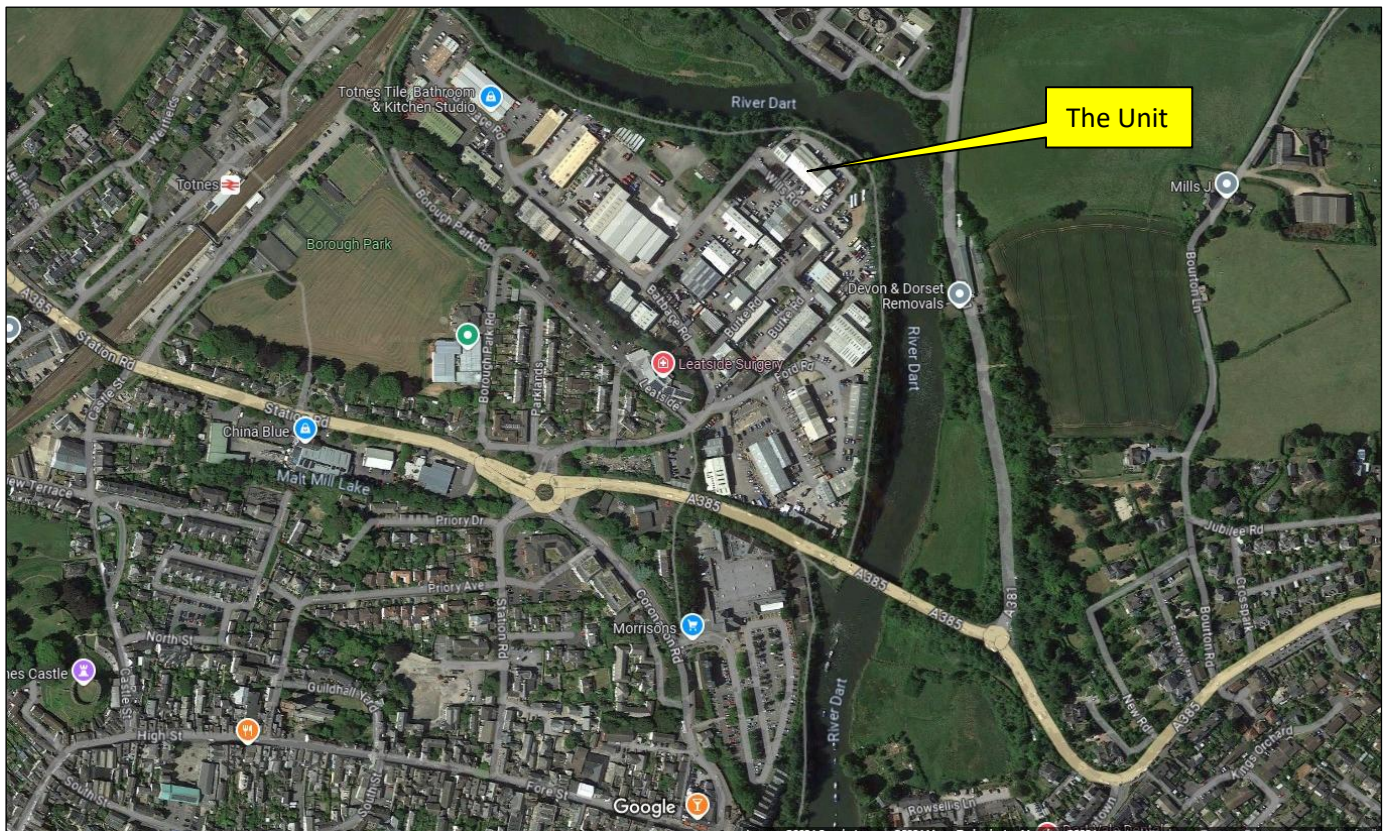
Properties similar to this one could have ratings:



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.