



Taken March 2026



## Co-op Investment For Sale

**Dolbeare Meadow Business Park, Ashburton, Devon, TQ13 7FL**

OIEO £1,500,000, representing 5.34% NIY



**MONK  
&  
PARTNERS**

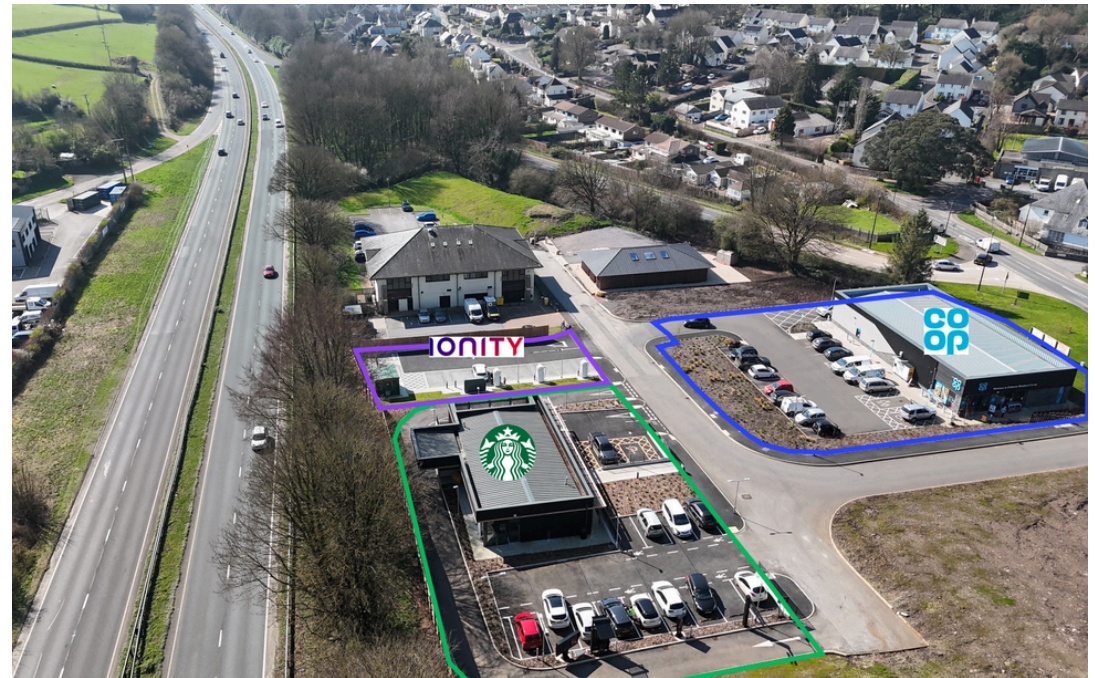
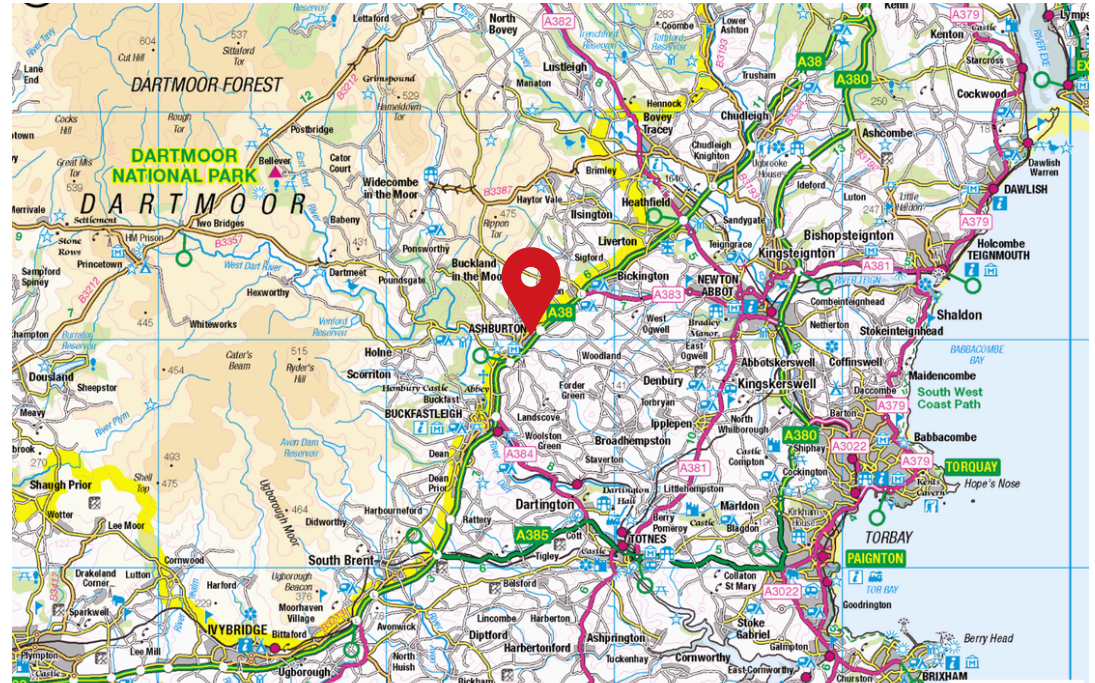


## Investment Summary

- Prime roadside investment.
- Benefiting from significant exposure to high traffic volumes, with approximately 48,000 daily vehicle movements.
- Fully let to established covenant the Co-op (15-year lease).
- Very sustainable rent of £85,000 per annum (£19.89 per sq ft).
- Inflation-protected income with 5-year CPI reviews (capped & collared).
- Now open and trading.
- Offers are invited in excess of £1,500,000 reflecting 5.34% NIY.
- The Starbucks and Ionity investments are also available by way of separate negotiation).

## Location

Ashburton is well located geographically being approximately equidistant (approximately 20 miles) between the three major commercial centres of Plymouth (west), Torbay (south) and Exeter (east). Located adjacent to the A38 Devon Expressway, Ashburton is a busy market town and provides a gateway to the Dartmoor National Park sitting on it's southern edge. The A38 merges into the M5 at Exeter (16 miles) whilst providing access to Cornwall 20 miles west. Dolbear Meadow Business Park is a 3 acre site currently accommodating a Devon & Cornwall Police department and with a further 30,000 sq ft plus of new business space planned and/ or about to commence construction. The subject property will provide a much needed convenience retail provision to serve Ashburton, the South Devon Community College, Ashburton Cookery School along with the proposed development of the Park itself. It will also provide a welcomed amenity for the established and highly successful Linhay Business Park just 400m along the road which accommodates a range of national and local occupiers including Age UK, Devon & Cornwall Police, Cambium Networks etc.



LOCATION MAP

STREETVIEW

WHAT3WORDS

## Traffic Count

Department for Transport Daily Traffic Counts are provided below for the most recent year:-

A38 - 48,226

## Site Description

The site comprises of approximately 1.06 acres (0.429 hectares) bounded by the A38 and B3352. The land is relatively flat with an undulating bank rising from south to north.

Planning permission was granted for a convenience store, a drive thru unit and EV parking. Works have now been completed with full practical completion achieved and hand-over in late November 2025.

The convenience store set on a 0.56 acres site has been let to The Co-op Group Food Ltd and provides 4,273 sq. ft of retail and storage space. The brand-new single-storey unit includes parking for 17 cars and a loading bay. It has been constructed using a portal frame design and clad in stone and timber with some render. Both the convenience store and coffee unit include high quality materials and are finished to an excellent specification.


The property forms part of a modern roadside scheme and benefits from strong covenant strength, offering secure long-term income.

Floor plans are available upon request.

## Planning

Planning permission has been granted for the site and developed in accordance with the below. Application No: 0399/24 proposes the development of five flexible non-retail Class E units (covering subcategories c, d, e, f, and g), along with an electric vehicle charge park, a café building, and drive-thru facilities. Application No: 0252/24 relates to the provision of five Class E units, comprising one convenience store and four commercial units.

## Tenancy Schedule

Tenant	Term	Break	Rent (PA)	Reviews
 <b>CO-OPERATIVE GROUP FOOD LIMITED</b>	15 years	No Breaks	£85,000	5 year CPI capped and collared (1&3)

## Covenant Strength

As can be seen below the Co-operative Group Food Ltd is of undoubted covenant strength capable of meeting their lease obligations for the duration of the term.





## Tenure & Guide

Offers are invited in the order of £1,500,000, representing a 5.34% NIY, for the freehold interest subject to the occupational lease, with purchaser's costs of 6.52%.

Rent free will be absorbed by the vendor by way of a rent top up or price adjustment reflective of the completion date.

## VAT

Vat is applicable but it is assumed that the sale can be treated as a TOGC and therefore VAT will be waived.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

## Viewing

For a formal viewing strictly by appointment with Savills and Monk & Partners.



### Adam Bullas

abullas@savills.com  
023 8071 3957  
07812 965 395

### Harry Heffer

harry.heffer@savills.com  
023 8071 3957  
07929 085 103



### John Slade

johns@monkandpartners.co.uk  
07770 653 516

#### Important Notice

Maps are reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. © Crown Copyright Licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by Savills marketing: 020 7499 8644 | April 2026