

REF: S/440 - DETAILS PREPARED 17.03.2025

FOR SALE

TRADE COUNTER INVESTMENT

UNITS 13-16 WEST DEVON BUSINESS PARK
TAVISTOCK
PL19 9DP



PHOTO TAKEN MARCH 2025

- LET TO SCREWFIX DIRECT LTD UNTIL DECEMBER 2028
 - CURRENTLY PRODUCING £27,000 PAX
 - LONG LEASEHOLD INTEREST
 - POPULAR & BUSY LOCATION

LOCATION

The property is located on the West Devon Business Park on the outskirts of Tavistock. The business park provides a mix of retail, office and industrial users with a Morrisons supermarket on the adjoining site.

DESCRIPTION

The property comprises a detached warehouse/ trade counter premises. There are 5 customer parking spaces to the front of the property and 5 private parking spaces to the rear. Internally it has been fitted out by the tenant to be an open-plan warehouse with trade counter, office, staff room and staff WCs to the front. To the south of the unit there is a secure compound of some 2,000 sq.ft.

ACCOMMODATION (All areas are approximate GIA)

Ground Floor 346.4 sq.m. (3,728 sq.ft.)
Mezzanine 22.3 sq.m. (240 sq.ft.)
Total 368.6 sq.m. (3,968 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate - Band E - Rating 113

SERVICES

It is understood that the individual units benefit from mains water, drainage, and electricity.

TENURE

The premises are held under two titles. A long leasehold interest for a term of 999 years from 29th September 1989 at a rent of £1 per annum, together with a freehold compound to the South of some 2,000 sq.ft. The long leasehold premises are let to Screwfix Direct Limited on a 10 year lease from 11.12.2018 at a current passing rent of £27,000 per annum and they have a right to use the freehold compound.

PRICE

£400,000 reflecting an initial gross yield of some 6.75%

SERVICE CHARGE

A service charge is payable to cover the costs involved in maintenance of the common areas. This is paid by the tenant.

RATES

Rateable Value - £22,750 Local Authority Reference - 45541733293
West Devon Borough Council Business Rates - 01822 813600

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the joint sole agents:

Simon Powell Commercial

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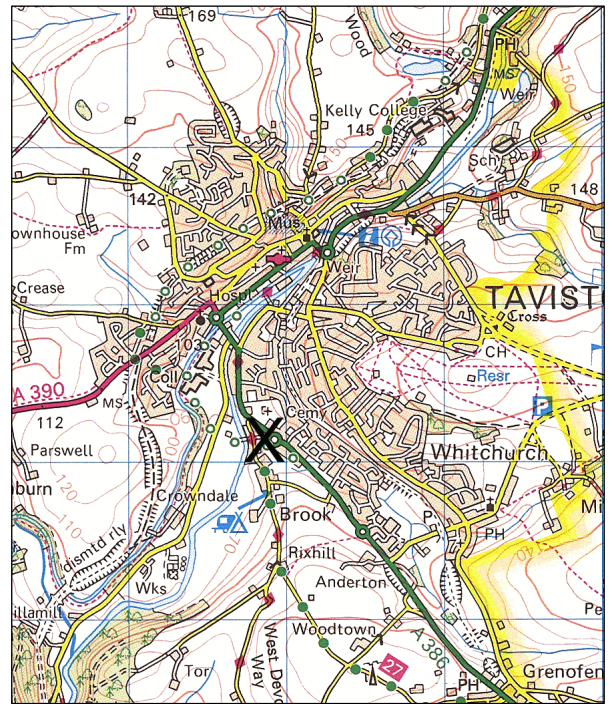
Peter Sleep / 01822 611311 / peter@simonpowell.co.uk

Vickery Holman

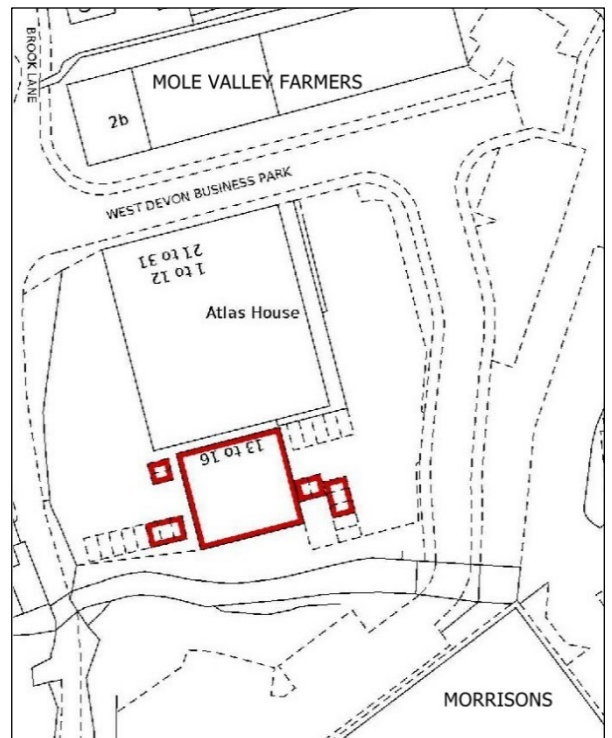
Joanne High / 07525 984443 / jhigh@vickeryholman.com

Carys Makelis / 07841 150716 / cmakelis@vickeryholman.com

THE PREMISES ARE LOCATED IN THE AREA MARKED X



THE LONG LEASEHOLD PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW LOOKING NORTH



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