



## Unit B, Aspen Way, Yalberton Industrial Estate, Paignton, Devon, TQ4 7QR

# For sale

Viewing by prior appointment with  
Andrew Hosking BSc (Hons) MRICS /  
Tom Churchward MSc Real Est.

**(01392) 202203**

[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Detached warehouse currently occupied as a whole but capable  
of sub division into up to 6 units

Large parking forecourt/compound for approximately 58 vehicles

Approx: 16,805 sq ft (1,561 sq m) ground floor

Passing rental: £81,492.50

Potential to offer vacant possession in 2022

Price: £1,500,000

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is conveniently located on the Yalberton Industrial Estate in Paignton. This trading estate is a popular location for a variety of light industrial and distribution based businesses.

Accessed via the Torbay ring road which connects Paignton to Newton Abbot, the A380 and the motorway network beyond, nearby occupiers include Lovell Rugby, Bays Brewery, Spirent, Dura-ID Solutions and Caterfood.

## Description

The premises were originally constructed around 25 years ago with a rear extension completed in 2000. Of 13 bay steel portal frame construction, the unit has an insulated steel sheet clad roof and upper elevations with facing brickwork below. Originally designed to be sub-divided into up to 6 units, the building has been occupied as a whole by the same tenant since it was constructed.

The property is currently occupied by Interframe (South West) Limited on a lease excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act, expiring on the 24th June 2022.

We are offering the freehold interest giving the purchaser the opportunity of either negotiating a new lease with the current tenants and a likely rental increase or alternatively with vacant possession from the expiry of the lease.

This could also suit either an occupier looking for the whole of the premises or a party wishing to occupy part and potentially let out the remainder, subject to sub dividing the building and reapplying for planning consent for this which was originally granted around 12 years ago but which has subsequently lapsed.

Features include:

- Four up and over loading doors to the front plus an additional loading door off the rear loading bay to the side.
- Eaves height (to the underside of the haunch) 5.3m (17'4").
- Male, female and disabled w/c facilities with drainage to allow additional w/c s to sub divided units.
- All mains services connected.

## Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis:-)

### Ground floor

#### Original building

19.22m x 54.3m (1,043.5 sq m)

63' x 178'1" (11,232 sq ft )

#### Rear 2000 extension

19.22m x 23.9m (459.3 sq m)

63' x 78'4" (4,944 sq ft)

#### Rear covered tailgate loading area

11.71m x 4.99m (58.43 sq m)

38'5" x 16'4" (629 sq ft)

### **Total approx gross**

**internal ground floor: 16,805 sq ft (1,561 sq m)**

The ground floor is laid out as open warehouse/production space with an open plan office to the extension plus 3 further offices to the original building and w/cs.

### Mezzanine storage

Approx: **1,430 sq ft (132.8 sq m)**  
with forklift gate access.

### Upstairs offices

Total: **685 sq ft (63.6 sq m)**

### Outside

The property benefits from a side parking area for 17 vehicles plus a fenced and gated concrete surfaced yard area exclusively for Unit B, Aspen Way providing loading and an additional 41 parking spaces.

## Lease terms

The property is occupied on a lease dated 24th June 2019 by Interframe (South West) Limited (Registered No. 6503278). The lease expires on the 24th June 2022 and the tenant is responsible for keeping the premises in good and sound repair subject to a Schedule of Condition.

The passing rental is £81,492.50 per annum exclusive and the tenant has the right to break the lease upon 6 months prior written notice at any time after the 25th June 2020.

The lease is excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act (Sections 24-28). A copy of the lease is available from the agents upon application.

## Rateable value

We are informed by the Valuation Office Agency web site of the following assessment:

Rateable value: £68,000  
Rates payable (2021/22): £34,816

## Energy Performance Certificate (EPC)

An EPC is available for the property and the rating is C/74.

## Price

**£1,500,000** (*one million five hundred thousand pounds*).

## VAT

We are informed that VAT is applicable to the rent. It is anticipated that the sale will be dealt with as a Transfer of a Going Concern (TOGC) although confirmation is awaited.

## Legal Costs

The parties are to be responsible for their own legal costs incurred in the transaction.

## Viewing & Further information

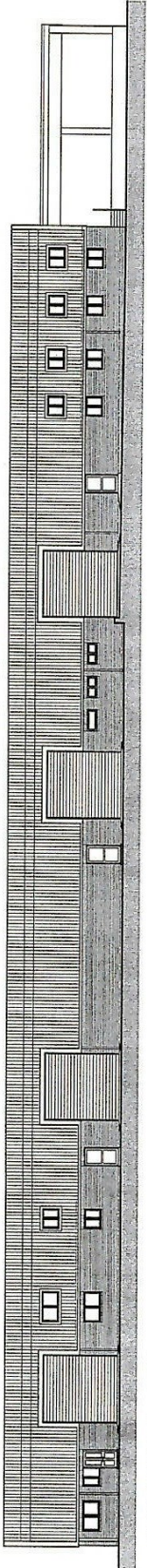
Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

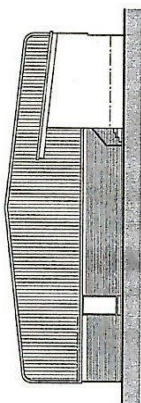
Contact: Andrew Hosking BSc (Hons) MRICS /  
Tom Churchward MSc Real Est.

Tel: (01392) 202203

Email: [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)  
[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)



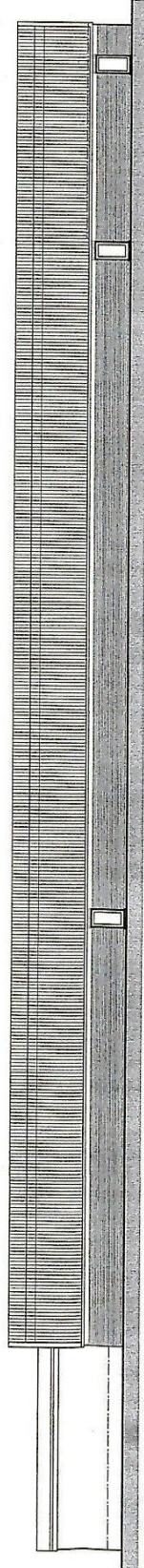
Existing East Elevation 1:200



Existing North Elevation 1:200



Existing South Elevation 1:200



Existing West Elevation 1:200

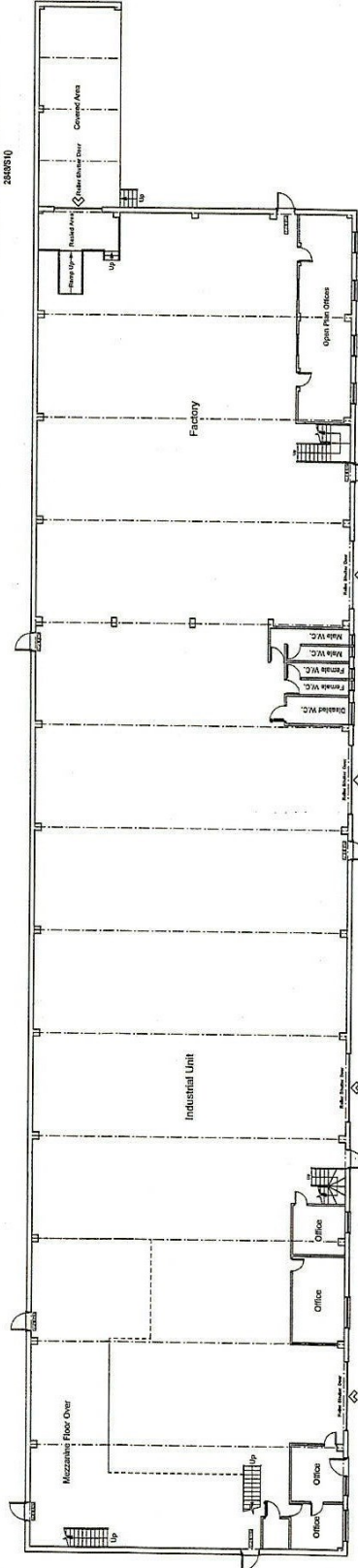
Existing Various - P/2009/0204 (27.02.2009)



This copy has been submitted to the Planning Committee of the Council. It is the responsibility of the applicant to ensure that the copy submitted to the Council is a true and accurate copy of the original. The Council is not responsible for the accuracy of the copy. The Council is not responsible for the accuracy of the copy. The Council is not responsible for the accuracy of the copy.

2848710

This plan was received by  
TORRAY COUNCIL on  
27 FEB 2009  
Application No  
09/204PA



Existing Ground Floor Plan 1:200

<b>M T A</b>	<b>architects</b>
MTA Architects Ltd 52 Foston Road Brixham, Devon, TQ4 8DZ e-mail enquiries@mtaarchitects.co.uk	tel 01803 851010 fax 01803 856932
DATE	FEBRUARY 2009
PROJECT	DIVISION OF EXISTING INDUSTRIAL UNIT TO 6 No. SEPARATE UNITS
SCALE	1:200 @A2
OWNER	EXISTING PLANS AND ELEVATIONS
NO.	2848 / S1

Drawn by: M. T. Architects Ltd  
Checked by: M. T. Architects Ltd  
Approved by: M. T. Architects Ltd  
Date: 27.02.2009



**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.