



For sale

11a Wardrew Road, St Thomas, Exeter,
Devon, EX4 1HB

Viewing by prior appointment
with Jonathan Ling /
Tom Churchward

(01392) 202203

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tom@sccexeter.co.uk

Workshop/storage and office/sales accommodation

Set on self-contained site with off-road parking/yard area

Approx: 4,712 sq ft (437.8 sq m)

100% Business Rates Relief for qualifying tenants/occupiers

Guide price: £325,000 (no VAT)

strattoncrebercommercial.co.uk

Location

The property is situated just off Cowick Street in the St Thomas district on the western side of Exeter. It is in a predominantly residential area and close to the district retail facilities of Cowick Street, close to its junction with Cowick Lane/Buddle Lane.

Description

The property comprises a self-contained commercial site on which is situated a building providing a range of accommodation suitable for workshop/warehouse use and offices/retail sales. The buildings face a dedicated yard/parking area on two sides, and the site is securely fenced and gated.

The buildings are of a range of ages and specifications, but are all adjoining and interconnected.

The main workshop (circa 12.6m by 16.5m) is of steel frame construction with blockwork walls and an overlaid sheet metal roof. Access from the yard is via concertina doors and a separate pedestrian door. The unit has LED strip lighting and wall-mounted radiant heaters to part.

The central section is predominantly offices/light production and staff welfare facilities with double glazed windows, central heating and LED strip lighting.

Facing the site entrance are further offices which have been used in part for retail sales. These have LED strip lights, electric heating and double glazed windows. To the rear is a workshop with wall-mounted radiant heaters and strip lighting.

The building has fire and security alarm systems.

Accommodation

The approximate gross internal floor areas are as follows:

Description	Sq.ft	Sq.m
Main workshop	2268	210.7
Offices/light production, WCs	1349	125.3
Front shop/offices	668	62.1
Rear workshop	428	39.8
Total:	4712	437.8

Asking terms

The property is offered by way of a sale of the freehold with vacant possession, at a guide price of **£325,000.**

Energy Performance Certificate (EPC)

Assessed in band E.

Planning

The property has been used most recently as workshops and offices with ancillary retail sales, prior to which it was in use as a builder's yard. We consider that the permitted use of the site is an open class E use, which allows retail, light industrial, storage, fitness and leisure and various other commercial uses, however we advise interested parties to contact the planning department of Exeter City Council in order to ascertain whether the property's current consent is suitable for their proposed use.

Business Rates

Currently assessed by way of five rating assessments with a total rateable value of £26,525. The total rates payable in the year 2023/24 are understood to be £13,235.97 before any Transitional Relief which could reduce the rates payable.

VAT

VAT is not applicable to the sale price.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

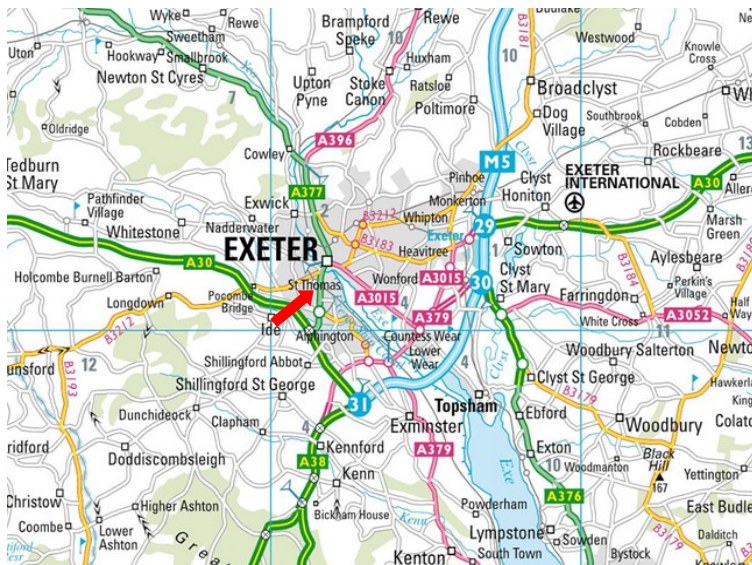
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tom Churchward
Tel: (01392) 202203
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Extent of site shown above for illustrative purposes only

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