

PEPPER

Commercial

TO LET / FOR SALE SHOWROOM / WAREHOUSE

Approximately 411.57 sq.m. (4,430 sq.ft.)
Plus Mezzanine 185.24 Sq.m. (1,994 sq.ft.)

**2 BRIDFORD ROAD
MARSH BARTON INDUSTRIAL ESTATE
EXETER, DEVON
EX2 8QX**



RELOCATION / CURRENT BUSINESS UNAFFECTED

Ref 0109

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The premises are well located on the Marsh Barton Industrial Estate, Exeter's principal business location. The Estate has excellent road links being close to junction 30 of the M5 Motorway and the A30 dual carriageway West to Okehampton and East to Honiton and London beyond. The A38 to Newton Abbot & Torbay is accessed on the Southern end of the estate. The city centre is some 2 miles distant and is serviced by the Park & Ride bus route. Established occupiers on the estate include most of the car franchise operators, together with the usual retail trade outlets.

Bridford Road is in a prominent position on the front of the estate just off the principle thoroughfare, Trusham Road, close to its intersection with Marsh Barton Road. Two terraces of similar units face across the access road, and were constructed some time ago, most have been updated and remodelled to provide trade counter type units. The subject property, which is adjacent to MAJESTIC WINE has been updated with flush cladding panels and glass shopfront to the front elevations. Internally the present owners have installed a mezzanine level and lighting showroom with some air conditioning. The unit has a private loading ramp, double pedestrian loading doors and 5 allocated parking spaces.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	27.42 m.	89' 11"
Unit width	15.01 m.	49' 3"
Ground Floor	411.57 sq.m.	4,430 sq.ft.
Mezzanine	185.24 sq.m.	1,994 sq.ft.

TENURE

Freehold with vacant possession

PRINCIPLE FEATURES INCLUDE:

- Fully fitted showroom with air conditioning
- 5 allocated parking bays.
- Mezzanine storage level
- Loading & Access facilities.
- Fitted offices on ground & 1st floor with heating
- Prominent position.

PRICE

£450,000 for the freehold interest.

AMOS LIGHTING

The current business is unaffected, the showroom having been relocated to Unit 6 Darts Business Park, Topsham EX3 0QJH

VAT

All figures quoted are plus VAT where chargeable.

TO LET

The property is also available to let on a 6- or 9-year lease with mid-term open market rent review

RENT

£28,000 p.a.

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £27,000

Rates payable: £13,473 p.a. (x 49.9p 2020/21)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating.....

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.



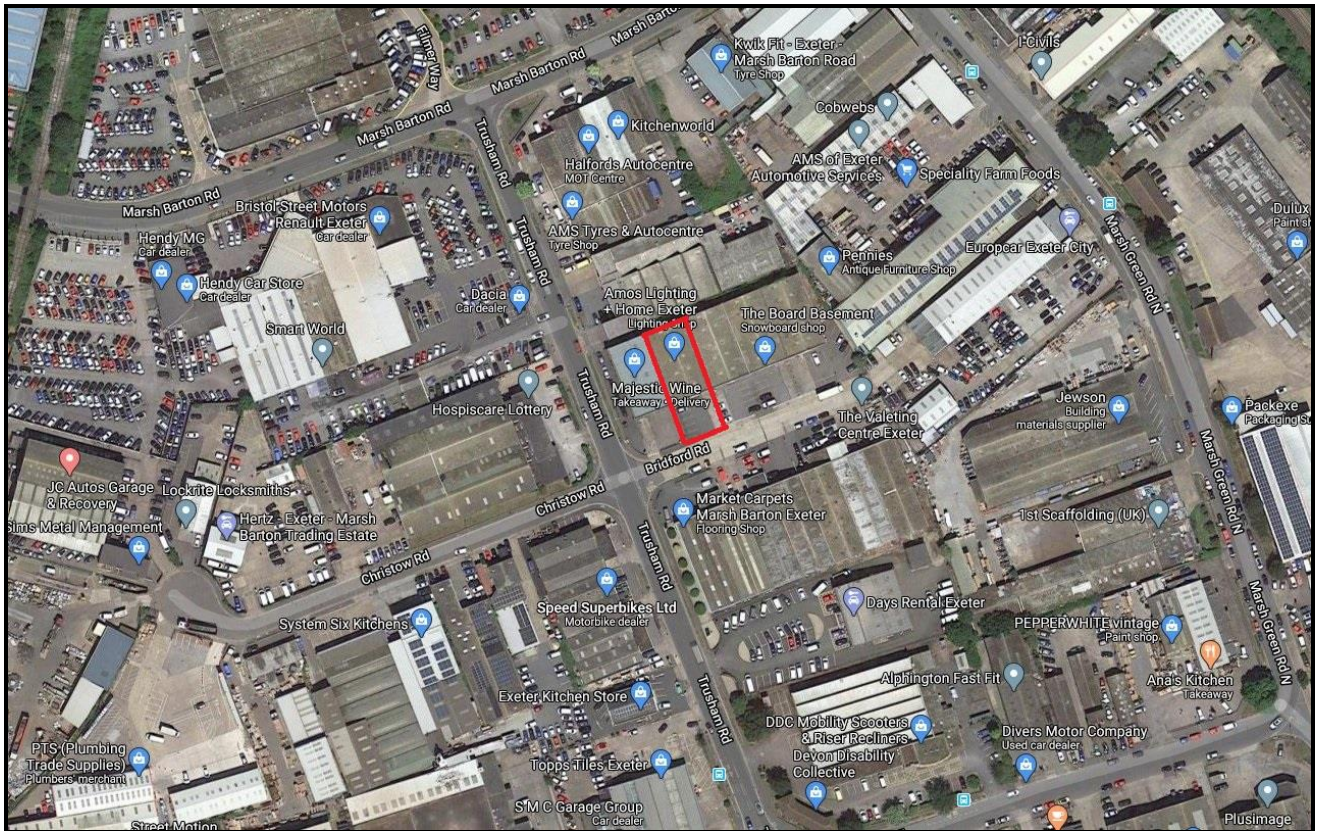
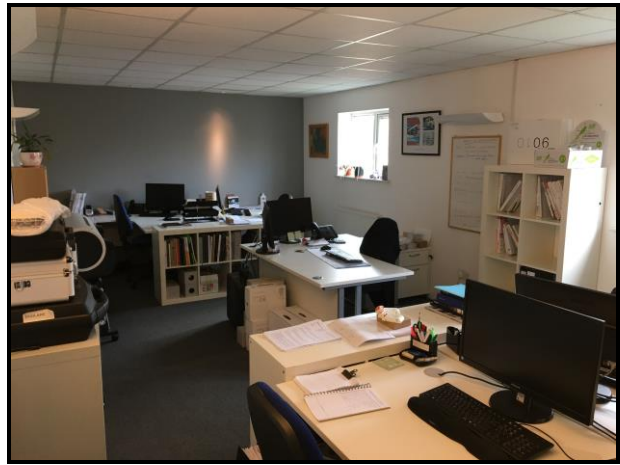
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Adam Parsons **07808 473248**

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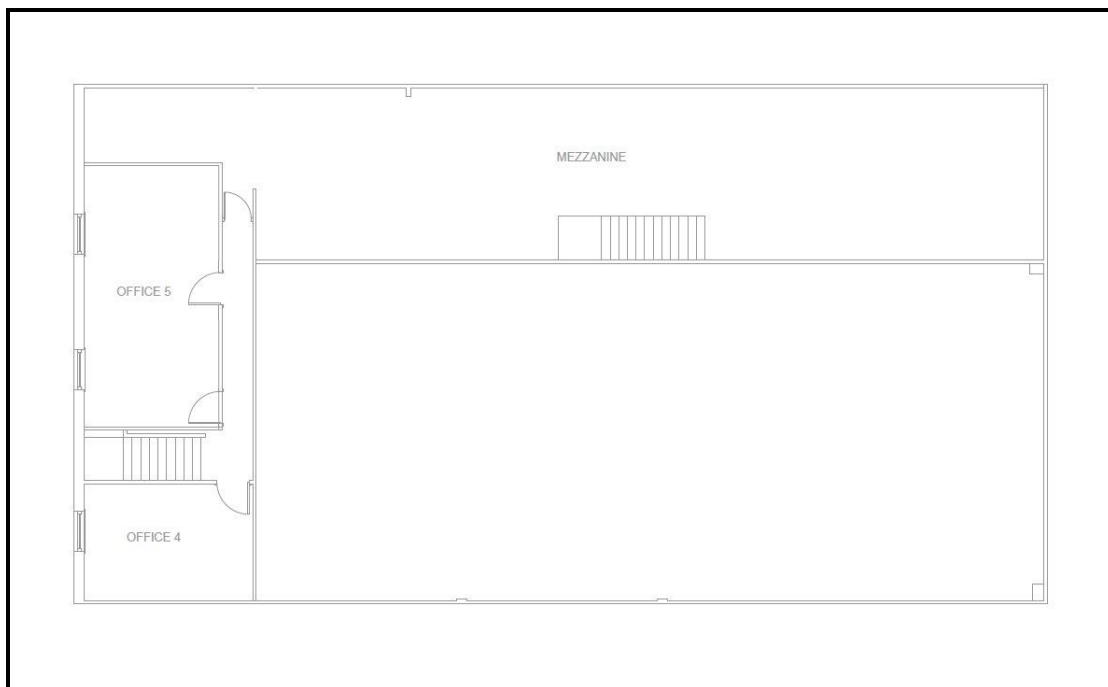
Commercial



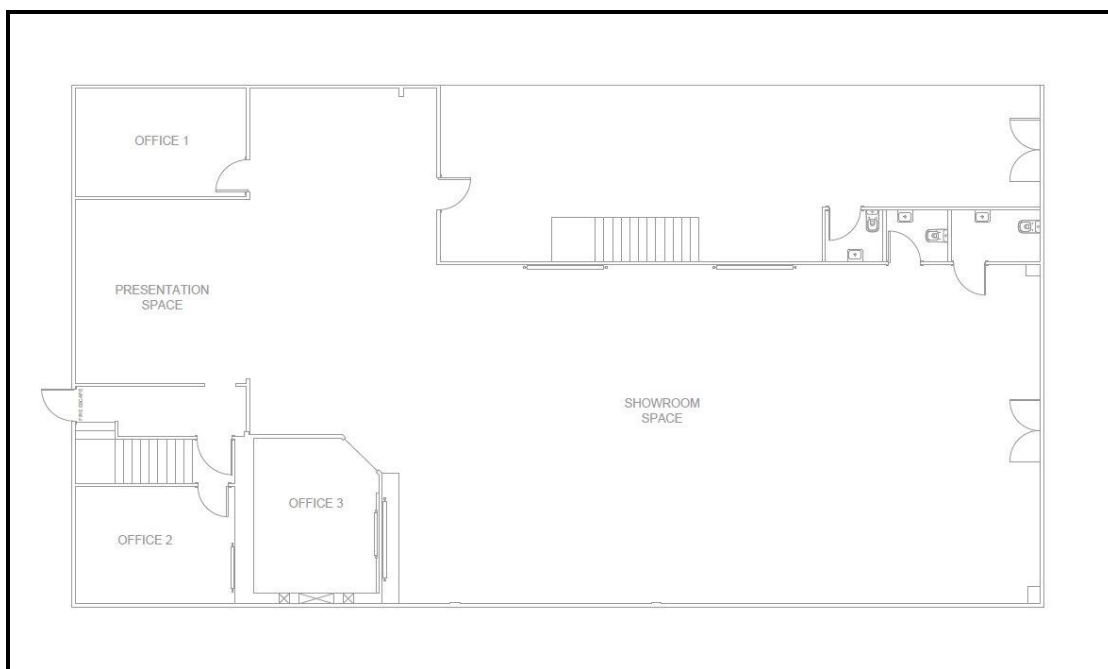
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1st Floor



Ground Floor

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