

# PEPPER

Commercial



## FOR SALE INDUSTRIAL INVESTMENT

**PROMINENT  
WAREHOUSE /  
DISTRIBUTION UNIT**

**3,016.59 sq.m. (32,467 sq.ft.)  
On a site of  
0.496 Hectares (1.22 Acres)**

**2 Trusham Road  
Marsh Barton Trading Estate  
Exeter  
Devon  
EX2 8RB**

**HOSPISCARE OCCUPATION NOT AFFECTED**

**Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA**

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### SITUATION AND DESCRIPTION

The property is situated on the Marsh Barton Trading Estate, just to the South of the city centre, the principal focus of business activity in the region. The site fronts Trusham Road the main thoroughfare. The site is 10.7 km from (J30) of the M5 motorway, with Bristol (J19) 122 km to the North and Plymouth via A38 / Devon Expressway 64 km to the South.

The property comprises an extensive detached warehouse with 2 storey fronting office section on a large site. The warehouse is of brick construction with twin steel trussed portal frame under a recently replaced insulated sheet steel roof incorporating translucent panels. The main warehouse has a raised floor with tailgate loading via the main yard which is accessed along Christow Road. There is a ground level flat roofed warehouse extension on the Northern elevation and a separate storage building in the rear yard.

The building has been adapted by the present tenants for use as a sorting and display centre with the ground floor offices converted to showrooms.

### ENERGY PERFORMANCE CERTIFICATE

There are 2 certificates that apply to this property:

- The Annex D Energy Rating
- Hospiscare D Energy Rating

### ACCOMMODATION

	Metric sq.m.	Imperial sq.ft.
Ground Floor Showroom & Stores	391.21	4,211
First Floor Office	193.70	2,085
Main Warehouse	1,685.07	18,138
Canopy	155.51	1,674
Ground Floor stores	394.55	4,247
Single Storey Annex	196.21	2,112
<b>TOTAL</b>	<b>3,016.59</b>	<b>32,467</b>

### SITE AREA

We have measured the site, that is rectangular in shape via Promap and find that it extends to 0.496 Hectares (1.22 Acres) Approximately

### TENANT

The tenant for the entire property is Hospiscare, a major charity, their annual 2022 Report & accounts can be accessed here:

[Annual Report \(hospiscare.co.uk\)](http://hospiscare.co.uk)

### LEASE

The entire property is currently held under one lease from 10<sup>th</sup> May 2012 for a term of 15 years incorporating 5 yearly open market upwards only rent reviews.

### RENT

The current rent reserved under the lease which was reviewed in May 2022 is £177,078 p.a. (£5.45 p.s.f.)

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C o m m e r c i a l

## REPAIRING LIABILITY

The tenant is obliged to keep the property clean and tidy and in good repair and condition – subject to a schedule of condition attached to the lease. The landlord fitted a new roof to the main warehouse in approximately 2017.

## PRICE

Offers are invited in excess of £2m for the freehold interest with the benefit of the current income. At this level the property would show a yield of 8.04% after allowing for purchasers' costs of £125,500. The freehold price represents a low capital value of £61.60 p.s.f.

## LEGAL COST

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

## VAT

All figure quoted are plus VAT

## BUSINESS RATES

We have gained the following information via the valuation office web site **YOU ARE ADVISED TO CHECK [Find a business rates valuation - GOV.UK \(www.gov.uk\)](http://www.gov.uk)**

Rateable Value: £131,000

Rates Payable £67,072 p.a. (x 51.2p 2022/23)

## VIEWING

Via sole agents' ref:

**Adam Parsons**

**07808 473248**

[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)



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