

PEPPER

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FOR SALE

**BLUE WATERS HOUSE
POTTERY ROAD, BOVEY TRACEY
NEWTON ABBOT
TQ13 9DS**



FREEHOLD SITE

0.44 acres Approximately

MIXED STORAGE & OFFICE ACCOMMODATION

771.45 sq.m. (8,303 sq.ft.) Approximately

CURRENT OCCUPATION UNAFFECTED

Ref 197

01392 874209

**Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter
Devon EX5 1SA
www.peppercommercial.co.uk**

SITUATION AND DESCRIPTION

The property forms part of the Blue Waters Industrial Estate, just to the south of the town of Bovey Tracey. The location is just off the A382 (Newton Road) approximately 2 km from the Drum Bridges Roundabout and its link to the A38 Plymouth to Exeter dual carriageway. The Heathfield Industrial Estate is easily accessible just off the roundabout as is the Trago Mills shopping location.

The property comprises a principal block-built warehouse / workshop with a flat roof incorporating felt coverings with a flat roof front office section all contained within a secure palisaded compound with compacted hardcore surface. Internally the space has been modified over the years to provide office & call centre space with staff welfare facilities, training rooms and individual offices. The larger higher building to the rear has storage and production areas

ACCOMMODATION

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

	Metric	Imperial
Unit GIA	771.45 sq.m.	8,303 sq.ft.

SITE AREA

Approximately 0.44 acres

TENURE

Freehold, subject to the current occupation lease

OCCUPATIONAL LEASE

The entire property is currently held by The Plastic Surgeon Limited for a term of 10 years from 2nd May 2019. (1st May 2029)

The Plastic Surgeon Limited operate in the UK as [Plastic Surgeon - The UK's Hard Surface Repair Specialists](#). The company trades as a surface repair and restoration specialist. The ultimate holding company is Polystorm Jersey Limited. The group operates as 87 Companies in 18 countries. In the year to 31.12.2024 the company reported a turnover of £13,621,316.00 and shareholders' funds of £3,740,757.

RENT

The current rent passing under the lease is £42,000 p.a.

PRINCIPLE FEATURES INCLUDE

- Low site cover on a freehold
- Potential for redevelopment subject to planning & vacant possession
- Detached building within a secure fenced site.
- Rental income with tenant in occupation.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with an E rating.

BUSINESS RATES

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

Rateable Value: £41,000

Rates payable: £17,712 p.a. (43.2p 2026/27)

YOU ARE ADVISED TO CHECK

LEGAL COSTS

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

PRICE

£475,000 this would equate to a Nett Initial Yield of 8.29% after allowing for purchase costs of £31,350.

VAT

All figure quoted are plus VAT

VIEWING

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

Email: ap@peppercommercial.co.uk

07808 473248

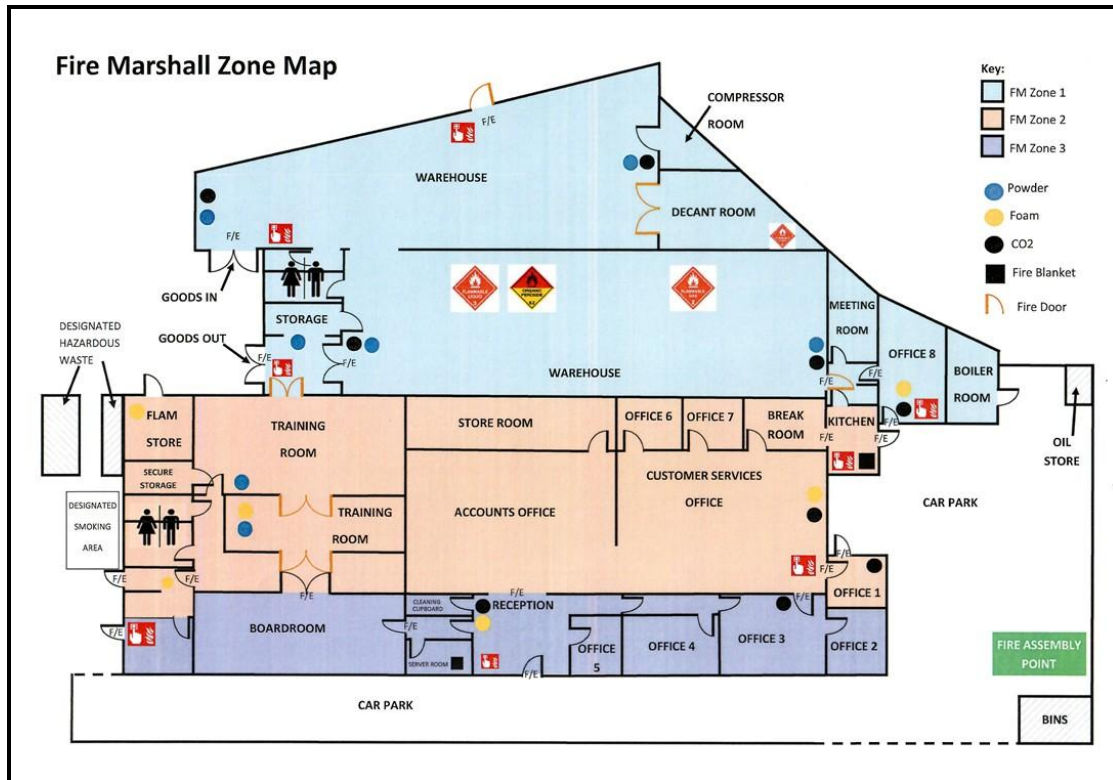
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