



**For Sale**

**£130,000**

2-3 Trimal House, Yelverton Business Park,  
Crapstone, Yelverton, Devon PL20 7PE

1,287 Sq Ft  
(119.6 Sq M)



# Summary

- Industrial / office unit
- Close to Dartmoor
- Allocated parking
- Would suit a variety of uses
- Freehold for sale
- Close to A386

## Location:

The property is located on Yelverton Business Park in Crapstone. Benefitting from easy access to the A386 Tavistock Road, which provides links with both Tavistock to the north and Plymouth to the south.

## Description:

The property was previously two separate units, but is now connected. There are two entrance doors, one at each end of the building.

Unit 2 provides an open plan area with a corridor that leads to the adjoining unit and provides access to the toilet.

Unit 3 has an office area to the front with a kitchenette and a storage area to the rear, with a rear pedestrian door.

The wall between the two is a partition, and thus could be altered if required by an occupier. There are two car parking spaces allocated in the car park to the left of the property, and two parking spaces outside Unit 3.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Approx	sq m	sq ft
<b>Total GIA</b>	119.60	1,287

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

E (125)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £7,200 therefore making the approximate Rates Payable £3,593 per annum for 2023/24.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Interested parties are advised to confirm the rating liability with the local authority.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The freehold of the property is available.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

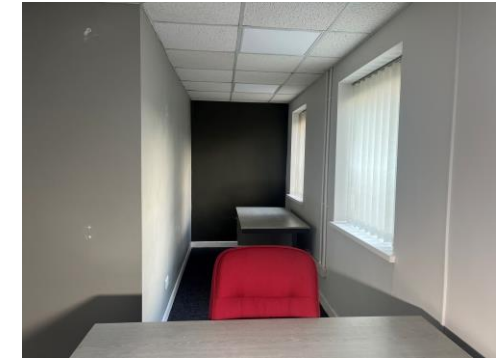
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Joanne High

Tel: 07525 984443

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

### Anna Jackson

Tel: 07841 150718

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

### Plymouth Office

Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT