



Informal Tender to be received by 12 noon on Friday 19th January 2024

For Sale

£700,000

Stibb Cross, Torrington, Devon EX38 8LJ

**53,937 Sq Ft
(5,010.90 Sq M)**

Summary

- Large warehouse and showroom
- Covered store to rear
- Secure yard
- High eaves – 8.46m (front unit)
- Barnstaple c. 18 miles to the east
- Potential for sub-division of the site
- Redevelopment potential - commercial or residential (STP)

Location:

The property is situated on the edge of Stibb Cross, a small village approximately 5 miles from the towns of Torrington and Holsworthy. The property fronts the B227.

Description:

This L shaped site provides two buildings. The building to the front provides a retail area with a warehouse at the rear. The warehouse also benefits from a mezzanine covering part of the unit and a sliding door which exits on to the yard. Above the retail area is a showroom and offices, this is connected to the mezzanine in the warehouse.

The rear unit is an open frontage storage unit. Internally there are two smaller sub-divided spaces but the majority is open. Between the two units is a secure yard.

The site cannot be used for a builder's merchant for a period of 3 years.

Accommodation:

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

Front Unit	sq m	sq ft
Retail area	611.30	6,580
Warehouse	493.80	5,316
Mezzanine	184	1,980
First floor showroom/offices	525.10	5,652
Max eaves height	8.46m	
Min eaves height	7.35m	
Total	1,814.20	19,528
Rear Unit	sq m	sq ft
Unit area	3,196.70	34,409.67
Max eaves height	6.54m	
Min eaves height	4.79m	
Grand Total	5,010.90	53,937.50
Site Area	2.685 acres	

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:

D (76)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £117,000, making the Rates Payable £59,904 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Torridge Council. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site 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:

The property has been elected for VAT and therefore VAT will be charged on the price..

Further information and viewings:

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



CONTACT THE AGENT

Zach Maiden

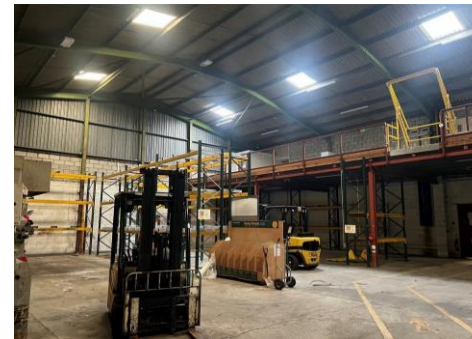
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Revised as at 03/01/2024
For guidance purposes only



BEST BIDS INVITED – 12 noon FRIDAY 19th January 2024

SUBJECT TO CONTRACT

Please see update of 3rd January 2024 and attached addendum.

All bids should be made (by email) to us **no later than 12 noon on Friday 19th January 2024.**

Your bid **must** be received by us no later than the date and time specified above.

Please send your bid to zmaiden@vickeryholman.com (please cc in strott@vickeryholman.com). Please include the following in the email subject header:

“Informal Tender enclosed for Former Travis Perkins, Stibb Cross, Langtree, Torrington, Devon EX38 8LJ.”

Your offer should include the following information:

- 1) Full name, address and contact details of the intended purchaser.
- 2) Price you are offering.
- 3) Name, address and contact information of your solicitor including the individual who would deal with the matter.
- 4) Details of how you intend to finance the purchase and evidence that suitable means are in place to enable you to proceed in the event of your offer being accepted.
- 5) Confirmation of any conditions to be attached to your offer. If your offer is subject to planning permission, then outline details of what you intend to apply for and the associated timescales for each stage.
- 6) Timescales for exchange and completion.
- 7) Photographic ID and proof of address in order for a credit check to be undertaken in accordance with the Money Laundering Regulations 2017 should your bid be successful.

In asking for best and final bids in this manner our client is not obliged to accept the highest or any other offer for the property. Your offer should not be connected in any way to any other offer that may be made for the property and only offers of a non-variable nature will be considered.

Should you have any queries please contact:

ZACH MAIDEN BSc (Hons) MRICS
ASSOCIATE | HEAD OF EXETER AGENCY

T: 07770 442592

E: zmaiden@vickeryholman.com

Former Travis Perkins, Stibb Cross. Langtree, Torrington EX38 8LJ

Addendum as at 3rd January 2024

Please review the following items with reference to Title Register and Plan for DN396962.

1. The previous restriction on title relating to the blue land at the front of the property and shown on the plan above has been removed by HM Land Registry. An updated title register will be provided to the buyer during the legal due diligence process. The property will be sold as a whole.
2. The car park spaces adjacent to the front of the main warehouse building are outside the current Travis Perkins ownership. The boundary line for the adjoining land under Title DN385059 extends beyond the current fence line and are therefore outside of the sale. Travis Perkins advised they have had unhindered usage of the area and will obtain a Statutory Declaration regarding this usage. Interested parties to undertake their own enquiries.
3. There is a Deed of Grant to Western Power for an underground cable at the front of the site which has not been registered to the Title. We are advised that it passes across the front boundary and part way down the eastern boundary to link with the site adjoining. Further details can be obtained from the vendors solicitors.
4. There has been a neighbour dispute with the occupant of one of the houses at the rear on the north-western boundary relating to water run-off. Whilst this remains unresolved, there has been as far as we are aware, no further communication from the neighbour since early 2020. Further details can be obtained from the Vendors solicitors.
5. There is a further area of land at the rear north-eastern corner of the site which is included in the sale. On the site map, this is shown under Title DN568791.