



For Sale

£2,500,000

Former Site Of Devonshire Desserts, North Road Industrial Estate, North Road, Okehampton, Devon EX20 1BQ

107,701 Sq Ft
(10,005.4 Sq M)

Summary

- Substantial fitted food production facility
- Approx. 107,701 sq ft (1005.84 sqm) of warehouse/production facilities, offices, fridge freezers and workshops onsite
- Site area of approx. 3.4 acres
- Rare freehold industrial premises in the town
- Significant repurposing potential subject to planning consent
- Numerous outbuildings onsite
- Potential HQ premises for relocating businesses

Location:

The property is located just off the A30 in Okehampton approx. 21 miles west of Exeter, 26 miles north of Plymouth and 24 miles south of Barnstaple. The town has a population of approx. 5,922 and benefits from the new Okehampton Railway Station that connects Exeter St David's to Plymouth via Tavistock on the Dartmoor Line.

The town is also serviced by the Stagecoach Bus Service from Exeter, Bude, Newquay and Tavistock. Bus service 6 runs from the town to Exeter with the 6A service to Launceston.

The property is located to the north of the town with numerous well established industrial occupiers including Howdens, Travis Perkins and RGB Building Supplies in close proximity to the property.

Description:

The property comprises a substantial and fitted former dessert production facility. The site measures approx. 3.4 acres (1.38 ha) with multiple warehouses/production facilities as well as offices, walk-in fridge freezers, storage space and workshops onsite.

There is staff parking and yard space to the front of the property and easy access to the site off north road.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Ground Floor	sq m	sq ft
Offices	441.07	4,748
Production / warehouse	5,017.94	54,013
Workshop / Storage	1,225.52	13,191
Sub Total	6,684.53	71,952

First Floor	sq m	sq ft
Offices	990.42	10,661
Production	1,669.33	17,969
Sub Total	2,659.75	28,630

Outbuildings	sq m	sq ft
Storage unit	445.40	4,794
Chill unit	112.78	1,214
Air compressor unit	65.19	701
Store	38.18	411
Sub Total	661.55	7,120
Total	10,005.83	107,702

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:

An EPC is being procured and will be shortly available from the marketing agents.

Planning:

The property benefits from B1, B2 and B8 Use Classes.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £255,000 therefore making the approximate Rates Payable £130,560 per annum for 2024/25.

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

Terms:

The property is held freehold under 3 Titles (front section: DN311658, middle section: DN423261 and rear section: DN336339) and will be sold as one Lot.

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

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP





