

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£900,000

Former Travis Perkins Site, 50 North Road
Industrial Estate, Okehampton, Devon EX20 1BQ

2.03 Acres
(0.82 Hectares)

Summary

- Rare opportunity for owner-occupier
- Stand alone warehouse facilities
- Front and rear yard areas
- Gated entrance and secured yard area
- Overall site area circa 2.026 acres (0.820 hectares)
- Main warehouse circa 5,665 sq ft (526 sq m)
- Adjoining ancillary warehouse circa 1,145 sq ft (106 sq m)

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 Davids 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 Southern Lubricants, Moorland Fuels and ATS Euromaster in close proximity to the property.

Description:

A stand-alone industrial unit set within its own gated and secured yard area. The building offers a front reception / sales area leading into the main warehouse with an ancillary adjoining smaller warehouse. The current internal lay out of the main warehouse is a mix of open plan and sales area with reception desk and office facilities. There is also a small kitchen area and separate WC's.

There is a non-structural mezzanine floor in place, which offers additional overhead storage.

Both the adjoining and main warehouse buildings have access via roller shutter doors located at the front and rear of the units. The roller shutter doors are a mix of manual and electric with heights ranging from approx. 3.9m to 4.3m. The smaller warehouse offers circa eaves height of 4.4 m max / 3.4 m min whilst the main warehouse is circa 5.5 m max / 4.05 m min.

The front yard area provides for customer / staff parking plus additional storage as required with excellent turning circle for loading & deliveries. The site also benefits from its own entrance/ driveway off the main North Road with a gated entrance and part palisade fencing on the front boundaries with secondary secured fencing at the rear.

The site cannot be used for a builders' 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.

Approx	sq m	sq ft
Main warehouse	526.35	5,665
Adjoining warehouse	106.45	1,145
Reception area	42.41	456
Total	675.21	7,266
Mezzanine flooring non structure item	273.43	2,932
	hectares	acres
Site area	819.89	2.026

*8.24% site coverage excluding mezzanine

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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £39,000, therefore making the approximate Rates Payable £19,461per 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 freehold of the property is for sale at a guide price of £900,000.

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 registered 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

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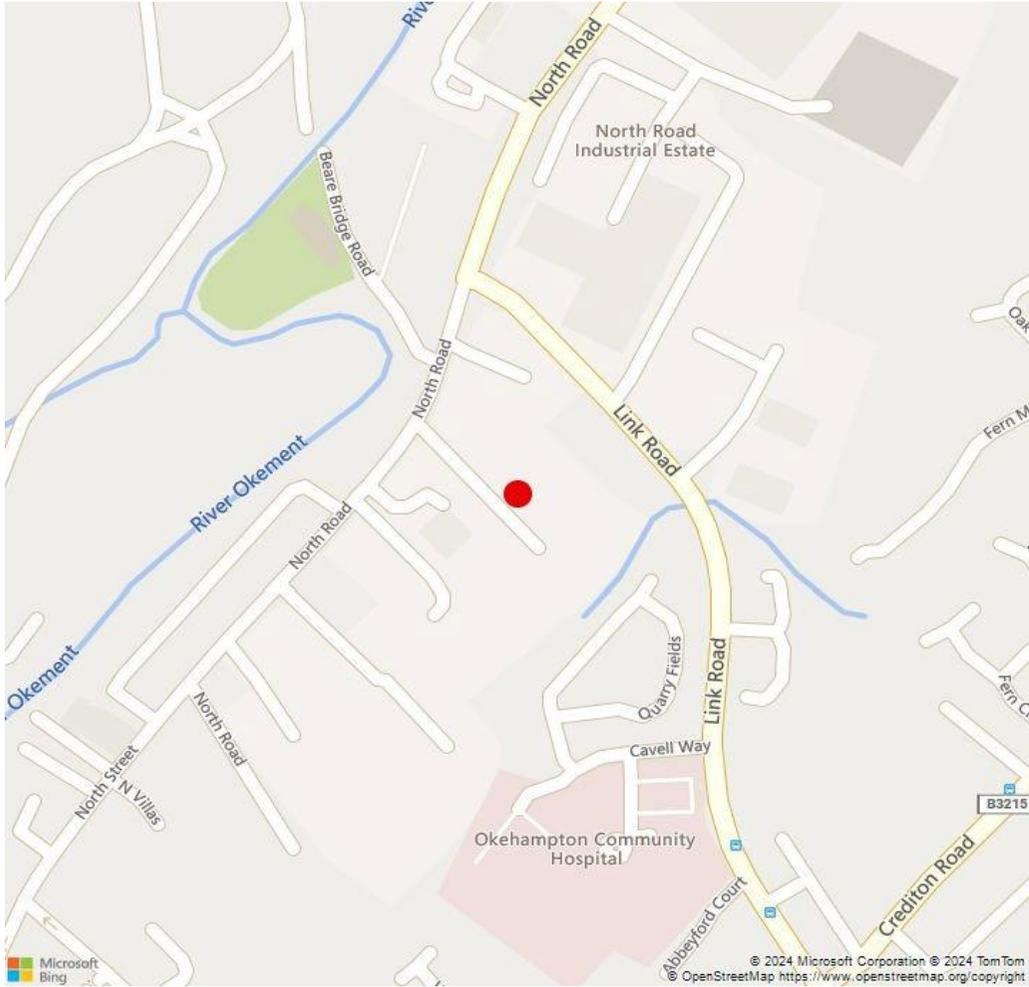
Charles Harris

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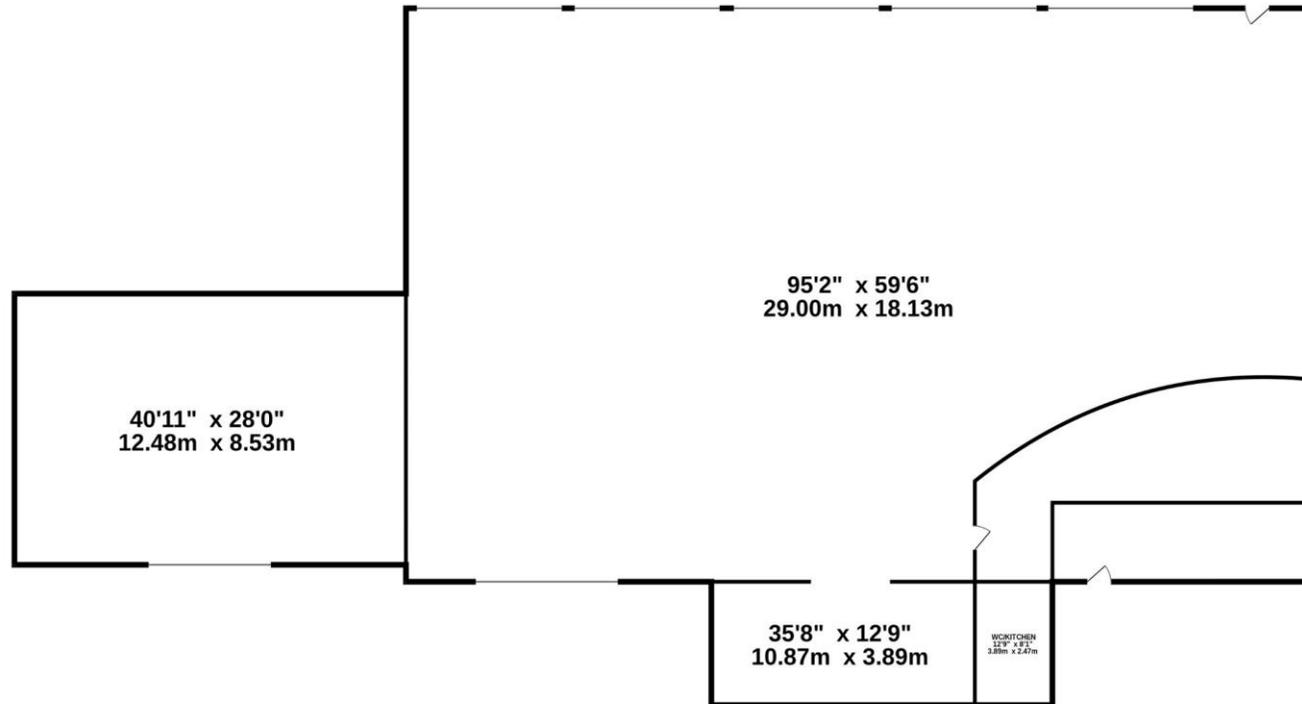
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GROUND FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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