



Garage & RECOVERY LTD

THE REPAIRGUYS

For Sale

£400,000

4 Grace Road South, Marsh Barton Trading Estate,
Exeter, Devon, EX2 8QE

2,378 Sq Ft
(220.9 Sq M)

Summary

- Rare opportunity to purchase warehouse & yard
- For sale with vacant possession
- Approx 2.378 sq ft (220.91 sq m) unit over a site covering 0.155 acres ((0.063 ha)
- 2 minute walk from new Marsh Barton Railway Station
- Located on Marsh Barton Industrial Estate
- Ideal site for owner-occupier
- Would suit number of uses (STPP)

Location:

Marsh Barton is the largest trading estate in Exeter, covering over 1.2 square miles (3.1 km²). It supports over 500 diverse businesses including one of Europe's largest motoring centres, showrooms, builders merchants, and tool and plant hire.

The property is situated on Marsh Barton Industrial Estate which is located to the south of Exeter city centre.

The unit is positioned on Grace Road South, close to Alphin Brook Road. Junction 31 which connects to the

M5 is nearby as well as access to the A30 & A38 and a 2 minute walk from the new Marsh Barton Railway Station.

Description:

The property consists of a stand-alone industrial premises currently configured as a mix of office, workshop & warehouse areas and also includes a mezzanine floor. The yard area at the side and front of the property offers parking or storage options.

Accommodation:

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

	sq m	sq ft
Gf Office	59.88	645
Gf Workshop	50.47	543
Gf Warehouse	50.17	540
Gf Lean-to	19.51	210
Mezz Floor	40.88	440
Total	220.9	2,378

	acres	ha
Site Area (Site Coverage 35.33%)	0.155	0.063

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 (81)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,750, therefore making the approximate Rates Payable £5,863.25 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.

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

Terms:

Freehold of the property is available for guide price of £400,000.

Legal fees:

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

Money laundering:

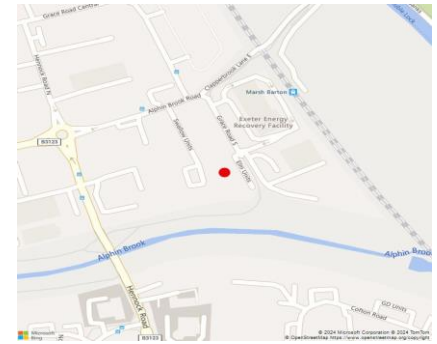
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

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

Sue Trott


Tel: **07515 993323**

Email: strott@vickeryholman.com

Charles Harris

Tel : **07809 199583**

Email : charris@vickeryholman.com

 **Exeter Office**

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