

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**£400,000**

Unit 13-16, West Devon Business Park, Brook Lane, Tavistock, Devon, PL19 9DP

3,968 Sq Ft  
(368.6 Sq M)

## Summary

- Fully let trade counter investment
- Let to Screwfix Direct Ltd
- Producing £27,000 pax
- Popular location in Tavistock
- Long leasehold for sale
- NIY 6.48% assuming purchasers costs of 4.18%

### Location:

The property is located on the West Devon Business Park on the outskirts of Tavistock. The business park provides a mix of retail, office and industrial users with a Morrisons supermarket on the adjoining site.

### Description:

The property comprises a detached warehouse/trade counter premises. There are 5 customer parking spaces to the front of the property and 5 private parking spaces to the rear. Internally it has been fitted out by the tenant to be an open-plan warehouse with trade counter, office, staff room and staff WCs to the front.

To the left of the unit, we understand that there is circa 2,000 sq ft. of secure yard space which, as per Schedule 2 of the Underlease, the tenant has rights over the land to use the area for storage.

### 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
Ground floor	346.4	3,728
Mezzanine	22.3	240
<b>Total</b>	<b>368.6</b>	<b>3,968</b>

### Service charge:

A service charge is levied for the upkeep and maintenance of the estate, which the tenant is responsible for paying.

### Services:

We understand that mains electricity and water are connected to the property. Drainage goes to a private pumping station and then the mains. These services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

E (113)

### 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 £22,750, therefore making the approximate Rates Payable £11,352 per annum for 2024/25. Interested parties are advised to confirm the rating liability with West Devon Borough Council.

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

### Terms:

The property is held under two titles. The first comprising the main building and five parking spaces at the front and five parking spaces at the rear with the second relating to the parcel of land immediately to the south of the main building.

The main building is held under title no. DN291711 and relates to a Long Leasehold interest, the principal terms of which are: -

**Lease commencement** - 29th September 1989

**Term** - 999 years

**Rent** - £1 pa

**Insurance** - tenant to insure

**Use** - Retail business and storage or distribution (A1, B1 and B8)

**Service charge** - tenant to contribute to maintaining the estate

The second title is the Freehold interest under Title No. DN456662. The Title contains a restrictive covenant to the effect that the property is not to be used for the purposes of a parcel distribution service.

The property is let to Screwfix Direct Ltd on a 10 year full repairing and insuring lease, subject to a Schedule of Condition, from 11th December 2018. There was a tenant only break clause at the 5th anniversary, which wasn't actioned. There was also a rent review which has been documented at nil increase. The passing rent is £27,000 pax. This lease relates only to the main building and not the yard to the side, however the tenant has rights in common with the landlord to use this area.

### Legal fees:

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

### Money laundering:

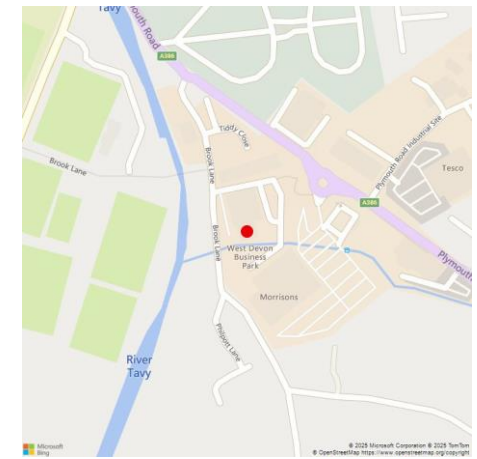
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### 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 joint sole agents.



## CONTACT THE AGENT

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