

For Sale £570,000

Unit 25 Devonshire Meadows, Broadley Industrial Park, Roborough, Plymouth, PL6 7EZ 6,670 Sq Ft (619.6 Sq M)

Summary

- Industrial Investment
- Established and popular location
- Producing £42,412.80 pa
- £570,000
- GIA 6,670 sq ft
- Established tenant in occupation since 2010
- Annual RPI increases
- 7.09% assuming purchaser costs of 4.96%.

Location:

Plymouth is the second largest city on the South Coast of England and after Bristol, the largest in the Southwest with a resident population of 264,700. There are a further 100,000 in its travelto-work area. The city has an economic output of £5.03 billion, 110,300 jobs and it plans to get bigger by growing its population and expanding its economy. Britain's Ocean City nestles in an Area of Outstanding Natural Beauty with the Dartmoor National Park to the North, whilst the natural harbour of Plymouth Sound creates the Southern Border with the Rivers Plym and Tamar on either side. Plymouth is renowned for its maritime history, which includes Drake and the Pilgrim Fathers. The Marine Industry Sector is extremely important in the city with 300 firms employing around 13,600 people. Plymouth University is one of the largest centres for marine excellence in Europe. Plymouth is also one of 8 freeport locations within the UK. For more information click here.

The City has excellent road connections with the A38 linking west to Cornwall and east to the national motorway network at Junction 31 of the M5 motorway at Exeter. Plymouth's mainline railway station provides regular services to London Paddington of just over three hours. There are also other direct services to Bristol, the Midlands, the North, Scotland and South Wales. Exeter Airport is approximately 50 miles away and Newquay Airport is approximately 45 miles away. By Road:

Exeter - 45 miles (72 km) Bristol - 120 miles (193 km) London - 215 miles (346 km)

Devonshire Meadows is located to the north of the city, accessed via the A386 Tavistock Road which connects to the A38 at Mannadon.

Description:

Devonshire Meadows is a modern industrial and mixed-use development, within a landscaped environment benefitting from a range of tenants.

The building is a steel portal frame construction with part block and part steel panel elevations under a profile roof with translucent light panels. The unit benefits from a high eaves height with minimum eaves height of 5m and a roller shutter door that is 4m high and 4m wide. The floor is typically concrete. Unit 25 is currently accessed from Units 21 and 22 as they are the same tenant.

Externally, there is allocated parking and circulation space within the landscaped grounds.

Accommodation:

Plans and floor areas have been provided by the landlord from management records. They are not to scale and for illustrative purposes only, interested parties are advised to confirm their accuracy themselves. Measurments are gross internal.

	sq m	sq ft
Total	619.6	6,670

Service charge:

A service charge levied for the upkeep and maintenance of the estate The tenant contributes their proportion.

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. We understand there is a gas pipe running across the raised turfed section to the north of the industrial units and there are associated rights in place- please see data pack for more details and title documents.

EPC / MEES: C(69)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for Units 21, 22 & 25 is £64,000, therefore making the approximate Rates Payable \pm 35,520 per annum for 2025/26.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Tenancy:

See overleaf.

Terms:

The long leasehold interest is available subject to the existing tenancy.

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 is elected for VAT and therefore will be payable on the purchase price.

Further information and viewings:

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

CONTACT THE AGENT

Joanne High

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• Plymouth Office

Plym House, 3 Longbridge Road, Plymouth, Devon, PL6 8LT

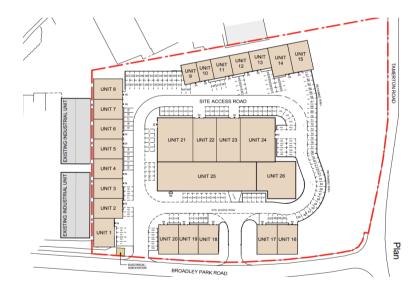


www.leasingbusinesspremises.coult for further information. Vickey Holman for themselves and for the Vendors or Lessons of the property whose Agents they are, protestorial avoid velocities intering into a tert of a seneral outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or remains should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.



Tenancy:

Unit	Tenant	Area Sq Ft	Туре	Status	Moved in	Lease Commenceme nt Date	Lease End Date	Type of contract	Break Clause	Rent Review	Price Per Sq Ft	Annual Rent
25	South West Welding Supplies Ltd	6,670	Industrial	Occupied	14/04/2010	14/04/2023	13/04/2026	Lease	Tenant only annual break clause	Annual RPI increases subject to max of 110%	£6.36	£42,412.80









very Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wiessingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1.11 Pre particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given nout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

