

# HUDSON & Co.

*Rare Opportunity*

## **FREEHOLD INDUSTRIAL / TRADE COUNTER INVESTMENT EXETER**



***UNITS 6A & 6B GRACE ROAD, MARSH BARTON, EXETER, EX2 8QA***

***\*Multi-Let Commercial Investment (2 Tenants) – Producing: £14,550 pax\****

***\*Let to Hire Station Tool Hire & Crunch\****

***\*Well Managed Investment – Good Occupancy Record\****

***\*Busy Location in the centre of Marsh Barton\****

## **FOR SALE**

**01392 477497**

## **UNITS 6A & 6B GRACE ROAD, MARSH BARTON, EXETER, EX2 8QA**

**LOCATION:** The property occupies a good position in Grace Roads Central on Marsh Barton Trading Estate, Exeter's main industrial area, approximately 3 miles south of the City Centre. Adjoining occupiers include South West Hire, Milfords, Parcelforce and the new Hyundai dealership.

Exeter has become one of the leading growth hubs in the south west, serving an extensive catchment in addition to its resident population of circa 117,000.

**DESCRIPTION:** A single building, split into two units, of steel portal frame construction with brickwork walls under a pitched composite clad roof incorporating roof lights. The roof was renewed in 2006. Unit 6a, fronting Grace Road, incorporates a recently renewed glazed entrance secured behind a concertina loading door accessed off a small loading / parking area. A driveway down the side of the building provides a second access to Unit 6a through a loading door to the warehouse / workshop, and to Unit 6b which is also accessed through a glazed entrance behind a roller shutter loading door.



**ACCOMMODATION:** The units are more fully described as follows:

UNIT 6a: Ground Floor: **193.68 sq m**                      **2,084 sq ft**  
Mezzanine : **60.31 sq m**                                **649 sq ft**

A good sized and well configured unit incorporating a trade counter to the front and a workshop / warehouse to the rear with toilet and washing facilities, and a small area of mezzanine storage.

UNIT 6b: Ground Floor: **68.32 sq m**                      **735 sq ft**  
Mezzanine : **66.40 sq m**                                **714 sq ft**

A reception / counter area with an office to the front of the unit giving access to a workshop, that is currently open to the adjoining unit that is jointly occupied by the same tenant, Crunch Ltd. The unit includes toilet and washing facilities, and to the rear an enclosed staircase gives access to a good sized mezzanine / first floor.

**SERVICES:** We are advised that mains water, drainage, electricity (3 phase) and gas are either available or connected to the properties. Prospective purchasers are advised to make their own enquiries of the statutory undertakers. We understand that water is currently supplied to Unit 6a and sub-metered to Unit 6b. We are informed that an underground fuel storage tank and associated dispensing pump were previously installed on the property; the latter was removed and the tank decommissioned some time ago.

**RATES:** The VOA website confirms the following assessments and Rateable Values:

<b>Unit 6a</b>	<b>Warehouse &amp; Premises</b>	<b>£12,500</b>
<b>Unit 6b</b>	<b>Workshop &amp; Premises</b>	<b>£ 3,650</b>

Prospective purchasers should make their own enquiries of the VOA and / or the local rating authority, Exeter City Council, to check the rating assessments for this property.

**PLANNING:** The two units have been used for a variety of uses, encompassing ice cream wholesaling, manufacturing, motorcycle retailing, repairs and servicing, and the current uses of tool hire and car body repair in an area zoned for employment uses. Prospective purchasers should address their planning enquiries to the local planning authority, Exeter City Council, Tel: 01392 277888 / Fax: 01392 265265

## **UNITS 6A & 6B GRACE ROAD, MARSH BARTON, EXETER, EX2 8QA**

**TENURE:** Freehold

**TENANCIES:** The units are let per the tenancy schedule below, producing a total rental income of **£14,550** per annum exclusive. Tenants are responsible for business rates and utilities.

<b>Unit</b>	<b>Tenant</b>	<b>Income (pax)</b>	<b>Lease Terms</b>
6a	<b>Hire Station Limited</b> A member of the Vp Group of companies, formerly Vibroplant, established over 60 years. Group Revenue: Year ending 31/3/2015: £205.6m	£11,000	10 years protected commencing 02/04/2007 (Break: 02/04/2012) Rent Review: 02/04/2012 FR & I subject to photographic schedule of condition.
6b	<b>Crunch (Exeter) Ltd</b> A local Exeter based company	£3,550	3 years excluded commencing 03/09/2014 FR & I subject to photographic schedule of condition

**GUIDE PRICE:** Offers are invited in the region of **£180,000**

**VAT:** Vat is not charged on this property.

**COSTS:** Each party to be responsible for their own costs associated with this transaction.

### **VIEWING & FURTHER INFORMATION:**

Through the sole agents,

**HUDSON & Co. of Exeter**

**Contact: DAVID EDWARDS / SUE PENROSE**

**Tel: 01392 477497 / 01548 831313**

**Email: [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)**

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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