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

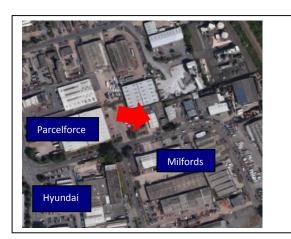
01392 477497

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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:

Unit 6a Warehouse & Premises £12,500 Unit 6b Workshop & Premises £ 3,650

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

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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.

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

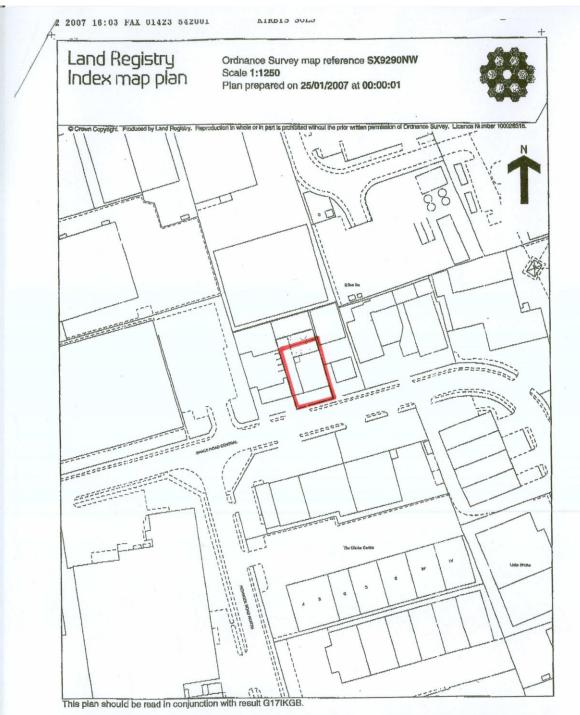
Contact: DAVID EDWARDS / SUE PENROSE

Tel: 01392 477497 / 01548 831313

Email: info@hudsoncom.co.uk

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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This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

