



CHARLES
HEAD



UNITS 14 AND 16 ROBINS BUSINESS PARK

Loddiswell, Kingsbridge, South Devon

£210,000 plus VAT

01548 852352

kingsbridge@charleshead.co.uk

charleshead.co.uk



CHARLES
HEAD

Robins Business Park is situated on the outskirts of Loddiswell and there is easy access to the A38 Dual Carriageway at Wrangaton which is some 7 miles.

An unusual opportunity to acquire a sizeable light Industrial Property of 3,682 square feet (342SQM) that can if required be either 1, 2, 3 or 4 self contained units. This is also a useful Investment Property with a potential gross income of some £20,000 per annum.

Currently it is One Larger Unit of 342 SQ Metres, with a width of 14.70M x depth 23.27. This includes a studwork partition Office/Kitchen Area 5.78 x 3.2m (199SQFT). There are four tall roller shutter doors to each section of the building with adjacent pedestrian doors. Separate WC, an oil fired warm air blower heater with large external oil storage tank. Full 3 phase electrics. Until January 2016 the premises were used as a warehouse for a furniture retailer.

The unit is being offered for sale freehold at £210,000 plus VAT. However, the vendors will seriously consider proposals for sub-division if practical and economic to do so.

Rateable Value £16,250

Uniform Business Rates 2015/2016 £7,800

POSTCODE TQ7 4RU

DISCLAIMER

1. These particulars are intended as a fair description of the property and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the property does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the property, which may be of particular importance and also availability before travelling any distance to view.



01548 852352

113 Fore Street, Kingsbridge, Devon, TQ7 1BG
kingsbridge@charleshead.co.uk
charleshead.co.uk