

HUDSON & Co.

SOUTH HAMS Nr, KINGSBRIDGE FREEHOLD FACTORY & SITE

1,834.70 sq m 19,741 sq ft

Total Site Area: 1.61 acres



Torr Hill Factory / Bonwitco Building

Torr Quarry Industrial Estate, Nr Kingsbridge, TQ9 7QQ

Large Site & Building with scope to Split / Develop

Eaves Height 5.09 m / Large Loading Doors

Currently arranged as 2 large units plus 2-storey section

Part let: Producing £29,656 per annum excl. until 7/11/2017

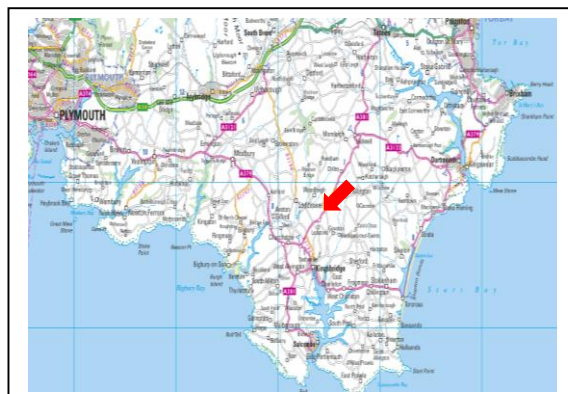
FOR SALE (Part or Whole)

(May consider letting part)

01392 477497 / 01548 831313

Torr Hill Factory / Bonwitco Building, Kingsbridge, TQ9 7QQ

LOCATION: The property is situated on the popular Torr Quarry Industrial Estate, which is situated in the South Hams district of Devon, just off the A381, approximately 4 miles north of Kingsbridge and 10 miles south west of Totnes. Occupiers include South Hams Recycling, Nicholas Rowell Transport, Wills Marine, Western power and J B Haulage.



DESCRIPTION: A rare opportunity to acquire a large freehold industrial site in the South Hams comprising of a substantial factory building of steel portal frame construction with steel profile elevations under a fibre cement roof that has retrospectively been covered in glass fibre and incorporating roof lights. Facing the entrance, the building is of 2 storey construction, incorporating offices / stores, with a driveway each side leading to all areas of the main factory and site, that are situated at a lower level.

The main building is split into two large units, the largest (Units 6 & 8) being occupied and let to Wills Marine which forms an open bay factory area with direct access to the two storey accommodation to the front that comprises of five office / stores areas located off a communal corridor with shared WC facilities, and two stores located beneath the offices and each having loading doors. The vacant unit (Unit 9) is accessed from the rear of the site and offers a large open bay factory area with a small area of mezzanine and includes toilet and washing facilities. The eaves height is approximately 5.09 metres, Units 6 & 8 having two sets of loading doors 5.64m w x 4.50m h and 5.84m w x 4.99m high. There is a further roller shutter door to a side workshop. Unit 9 has a large roller loading door (4.63m wide x 5.09m high) and a twin leaf steel door (3.20m wide x 4.91m high)

The access driveway opens out to provide areas of open storage with the driveway extending around the building offering the potential to break up into smaller units. The upper level of the site provides parking to both sides.

ACCOMMODATION:

| | | |
|-------------------------------------|----------------------|---------------------|
| Gross Internal Area includes | 1,834.70 sq m | 19,741 sq ft |
| First Floor: | | |
| Unit 1: Office | 24.99 sq m | 268 sq ft |
| Unit 2: Office | 11.00 sq m | 118 sq ft |
| Unit 3: Workshop | 52.44 sq m | 564 sq ft |
| Unit 4: Office | 28.71 sq m | 308 sq ft |
| Unit 5: Workshop | 15.82 sq m | 170 sq ft |
| Ground Floor: | | |
| Unit 6: Workshop | 924.00 sq m | 9,942 sq ft |
| Unit 7: Store | 77.72 sq m | 836 sq ft |
| Unit 8: Store | 78.06 sq m | 839 sq ft |
| Unit 9: Workshop | 621.60 sq m | 6,691 sq ft |

All areas are approximate.

SERVICES:

Mains water and electricity (3 phase) are connected. Drainage is via a septic tank.

TENURE: Freehold

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TENANCIES: Units 6 & 8 are let to Wills Marine Limited on a lease dated 8th November 2007 for a term of 10 years commencing 08/11/2007 and expiring 07/11/2017 at a passing rent of £29,656 pax (£2.75 per sq ft) subject a rent review in the fifth year (2012). Tenant internal repairing liability and Tenant internal and external decorating liability including last 3 months of term. Permitted User B1.

TERMS: Our clients are prepared to sell their freehold interest in the property as a whole subject to the tenancy, for which we are inviting **offers in the region of £695,000**

Alternatively, our clients would consider the sale or letting of parts. Full details on application.

NB: V.A.T may be payable were applicable

RATING: We have consulted the VOA website which confirms the following assessments for the property:

| | |
|--|--|
| <i>Unit 1 The Torr Hill Factory Office Rateable Value: £2,950</i> | <i>Units 6 & 8 The Torr Hill Factory Workshop & Premises Rateable Value: £34,000</i> |
| <i>Unit 3 The Torr Hill Factory Workshop & Premises Rateable Value: £3,050</i> | <i>Unit 7 The Torr Hill Factory Store & Premises Rateable Value: £4,300</i> |
| <i>Unit 4 The Torr Hill Factory Offices & Premises Rateable Value: £1,675</i> | <i>Unit 9 The Torr Hill Factory Workshop & Premises Rateable Value: £23,500</i> |
| <i>Unit 5 The Torr Hill Factory Workshop & Premises Rateable Value: £920</i> | |

Interested parties should make their own direct enquires to the billing authority to confirm the rates payable as a change in occupation can sometimes influence the rating assessment and rates payable.

PLANNING: The property is currently and has previously been used as a workshop, factory and storage area under the B1 (business), B2 (General Industrial) and as a warehouse B8 (storage and distribution) on an industrial estate zoned for similar uses.

Prospective purchasers / occupiers should address their planning enquiries to the local planning authority, **South Hams District Council. Tel: 01803 861234**

EPC: Energy Performance Asset Rating G. A copy of the EPC is available upon request.

LEGAL COSTS: Each party to bear their own costs in connection a sale. The incoming tenant to pay a contribution towards the Landlord's legal costs in connection with a letting.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment Through the Sole Agents:

HUDSON & Co.

Tel: 01548 831313 / 01392 497477

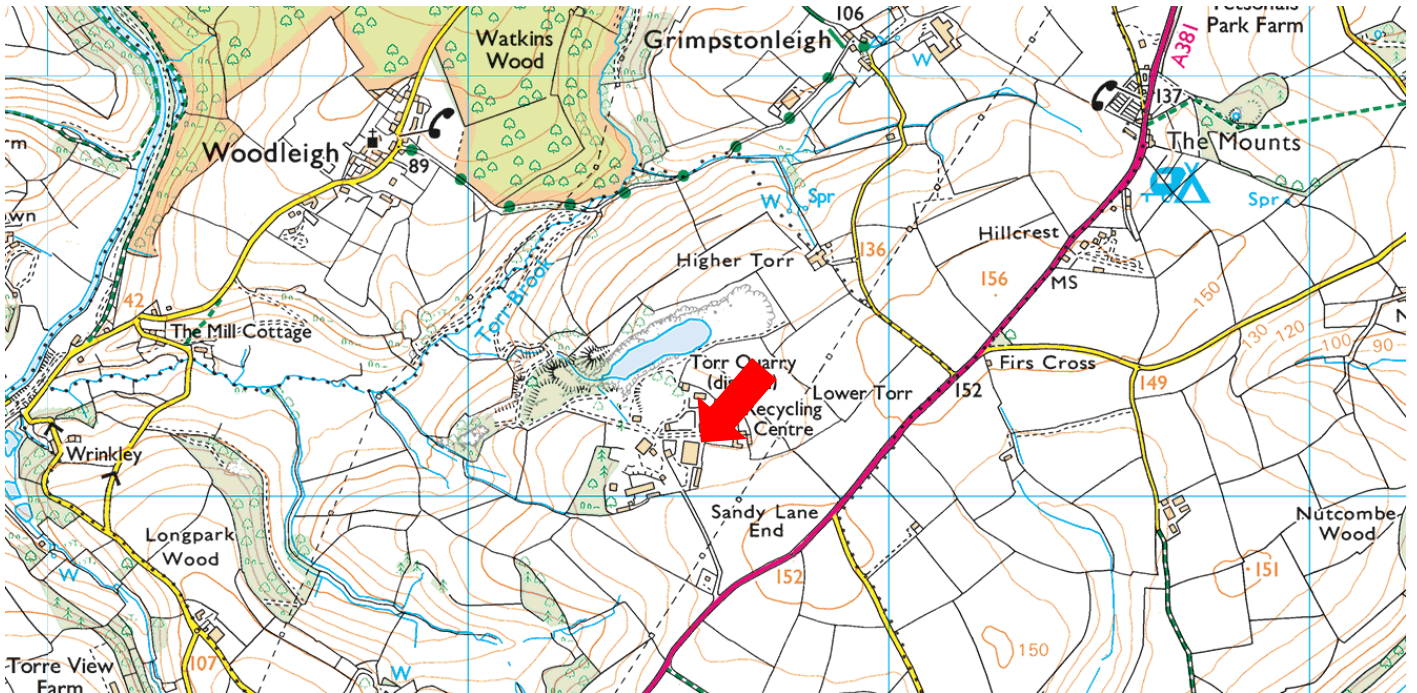
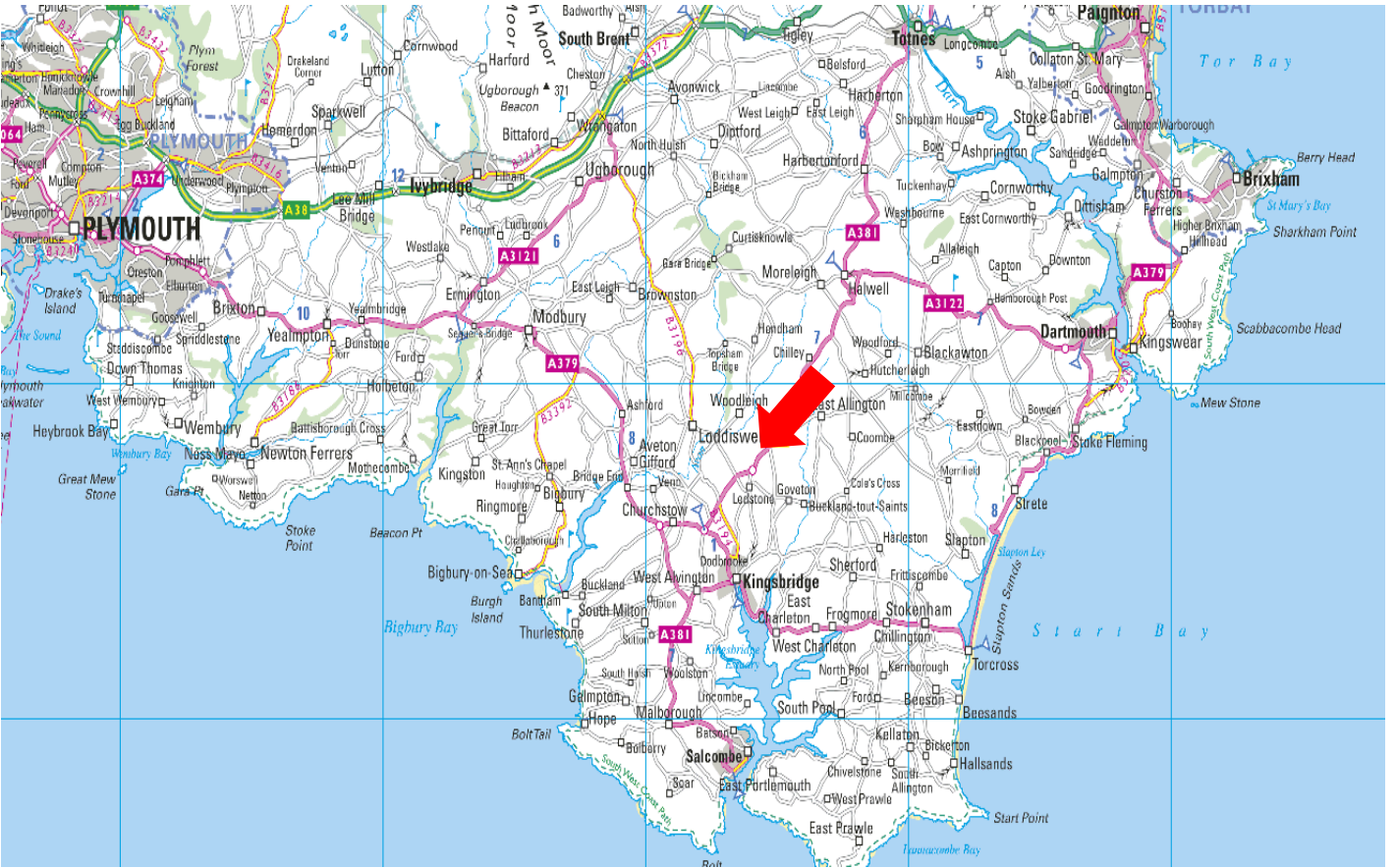
Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

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

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