

Freehold/ To Let

Secure Storage Yard Near the A381

- Accessed via a private road off Ipplepen Road
- Secure fenced compound
- Gross area approx. 10,000 sq. ft
- Profile mesh perimeter fence with double gate entry
- Compacted hardcore service across yard space
- Electric supply on site and water close by
- A versatile site which would suit a range of operators
- EPC exempt

Freehold Price: **£150,000 Guide Price**

Rent: **£12,500 Per Annum**



Yard 5, Wrigwell Estate

Wrigwell Lane, Ipplepen, Newton Abbot, Devon, TQ12 5UA

Ref: CD-80103

Summary

The yard is situated on the well-established Wrigwell Estate, just off Ipplepen Road, in an accessible and well positioned location within South Devon. The estate benefits from good access to the A381 (Totnes Road), one of the area's principal arterial routes, providing a direct link between Newton Abbot and Totnes and serving as a key gateway to the wider South Hams beyond. This positioning ensures excellent connectivity for businesses requiring convenient access, but with the nature of the yard being just off Ipplepen Road, this ensure the yard space is also private.

In addition to its close proximity to Totnes, the site is well connected to Newton Abbot, with onward links to the A380 and the South Devon Highway, providing efficient access to Torbay, Exeter and the M5 motorway. Torquay and Paignton are also easily reached, making the yard ideally suited for operators serving the South Hams, Teignbridge and Torbay areas alike.

The yard itself has recently been created by the clients and was finished to a practical standard. New perimeter fencing and secure gates have been installed to form a self-contained, secure compound. The surface has been levelled and laid with compacted hardcore, providing a durable and functional base suitable for a variety of commercial uses. The site also benefits from connections to both electricity and water, further enhancing its suitability for a range of storage, trade or operational requirements.

Internal Details

Accessed from Ipplepen Road, and approx. 300 m down the private road, double access gates open to the open plan yard with electric access, and water in close proximity.

The yard which measures approx. 10,000 sq. ft would be suitable for a range of commercial operators, including external storage.

For exact location please use www.what3words.com using the exact location as below:

///diplomats.strongly.dollar

Business Rates

We would advise all interested parties to make their own enquiries into business rates.

Services

We are advised the site has a electric connection, with water being situated just across the road.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.



Tenure

The yard space is available either via freehold purchase, or available to lease.

Freehold- available off a guide price of £150,000 with vacant possession on completion.

The site is also available To Let off a guide rental of £12,500 Pa by way of a new lease, with length of term and specific provisions to be agreed by negotiation. The lease will be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

A rent deposit will be required, the amount of which will be determined as part of the application process.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.



Charles Darrow 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 www.leasebusinesspremises.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- SUBJECT TO CONTRACT

To arrange a viewing please contact:

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