Listers
PROPERTY CONSULTANTS

4-7 NELSON ROAD, TOWNSTAL INDUSTRIAL ESTATE, DARTMOUTH TQ6 9LA

Detached former food factory for sale FREEEHOLD with vacant possession OR available with significant food-making and cold storage equipment.

Detached steel portal frame industrial building with profile steel cladding and composite roof with translucent daylight panels.

£650,000 FREEHOLD

- **VACANT DETACHED INDUSTRIAL UNIT WITH YARD**
- **13,622 sqft / 1,266sqm**
- **BUSY AND WEALTHY TOURIST TOWN**
- **FOOD MANUFACTURING EQUIPMENT AVAILABLE**
- **POTENTIAL CAR AND BOAT SELF STORAGE SITE**
- **RETAIL/TRADE COUNTER POTENTIAL**
- **VAT FREE SALE**

LOCATION:
Dartmouth is a most attractive coastal town in the South Hams, 25m east of Plymouth and 12m south of Totnes, which enjoys a lively seasonal trade with a resident population of over 9,000 including Kingswear 3miles from Torbay.

Townstal Industrial Estate is in the northern approach to the town which includes a park and ride, 2 supermarkets and sports centre. There are several small industrial estates with a mixture of trade counters, manufacturers, marine industry suppliers and local distributors. Nelson Road is one of such industrial estates and the property is one of the largest industrial buildings in the town.
The property is found on the northern side of Nelson Road.

DESCRIPTION:
Food factory for sale FREEHOLD with vacant possession OR available with significant food-making and cold storage equipment. The price will depend on any equipment to be included.

Detached steel portal frame industrial building with profile steel cladding and composite roof with translucent daylight panels.
Externally, the site provides an asphalt-surfaced yard which is enclosed with palisade fencing including access-controlled vehicle and personnel gates, monitored by CCTV.

USE:
Recently used as a specialist food processing factory, the building has substantial refrigeration and cooking facilities, information about which is available on request.

It is therefore ideally suited to its existing use but could also be used for other manufacturing falling within Class B1 or B2 (or B8 warehousing and distribution, subject to planning consent). This would offer potential for car or boat self storage site.

ACCOMMODATION:

Area	Sq Ft	Sq M
Production	10,621	987
Stores	395	37
First Floor Offices	1,095	102
Mezzanine	1,511	140
Total	**13,622**	**1,266**

AVAILABILITY:
The property is available freehold with vacant possession (the equipment may be sold separately and is estimated to achieve approximately £250,000), or to include extensive food production equipment and refrigeration at £650,000.

The property is NOT currently opted for the payment of VAT.

BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £79,500.
To find out how much business rates will be payable there is a business rates estimator service via the website.

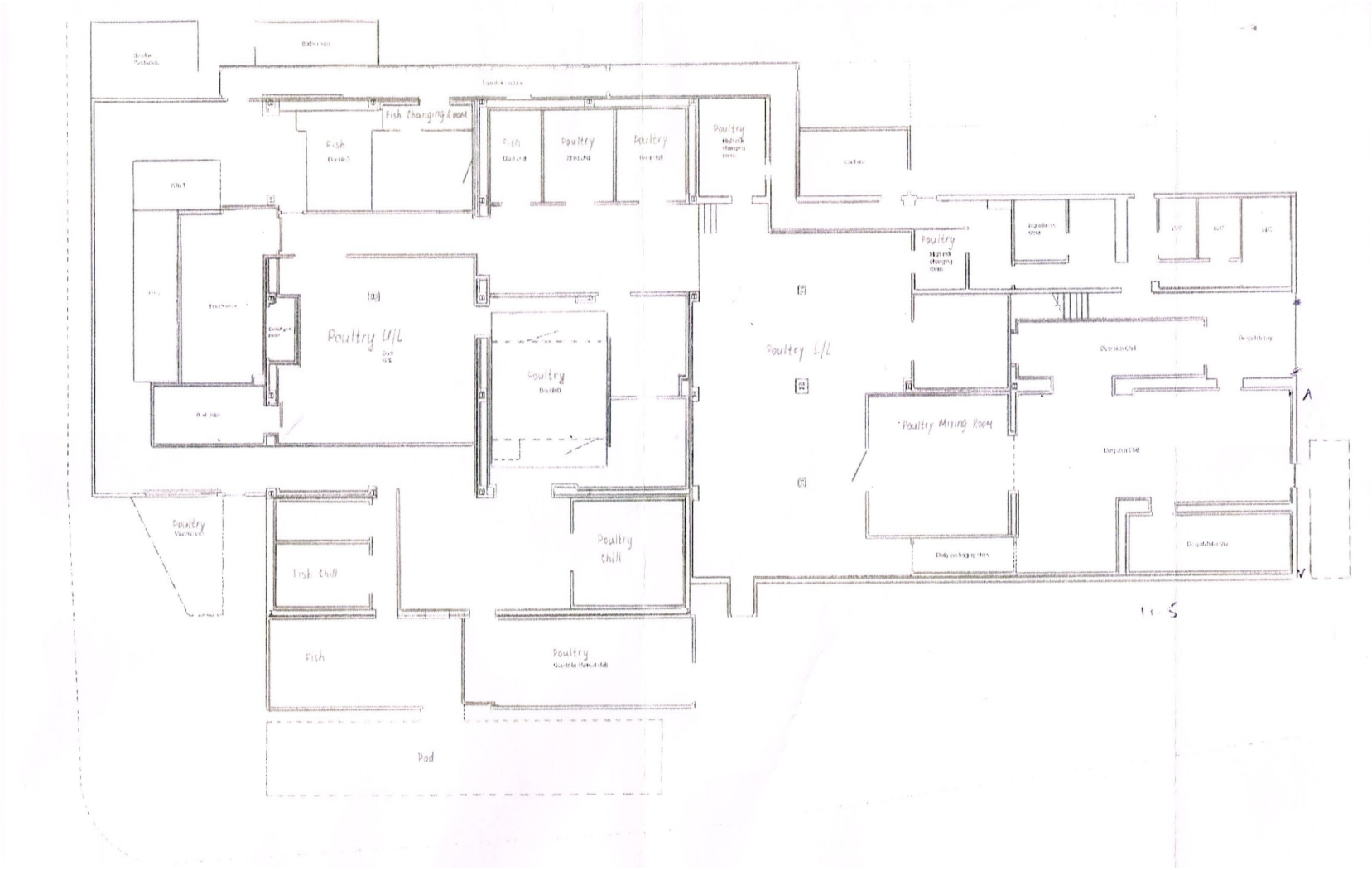
ENERGY PERFORMANCE CERTIFICATE:
The energy rate for this property is F139.

VIEWING AND CONTACT INFORMATION:
Viewing via joint agents during business hours only. Safety clothing (PPE) is required.

LISTERS - Gareth Forrest
01752 858192 | 07876 387575 | gareth@listers.uk.com

LAMBERT SMITH HAMPTON - Charlotte Miller
029 2049 0499 | 07590 491877 | CMiller@lsh.co.uk

PURE PLANT
SATISFACTION
Clive's
RANGE ROVER
HI-VIS MUST BE WORN



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