7 KINGSMILL BUSINESS PARK, SALTASH, PL12 6LD

FOR SALE £550,000 / TO LET £40,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Saltash is situated just across the Tamar River from Plymouth on the west side with excellent access to the A38 trunk road linking it to Exeter and M5 45 miles east. Adjacent and nearby occupiers include Screwfix, Waitrose, B&M, Euro Car Parts, GSF, Howdens, etc.

DESCRIPTION:
This semi-detached industrial unit comprises 4,771 sqft / 443 sqm set in a generous yard with shared entrance. The unit is a traditional modern portal frame construction with brick and block walls to first floor joist level and profile steel cladding over set under a dual pitched roof with day light panels. Externally there are two roller shutters one provides access to the warehouse the other now provides added security to the office area.

Internally, the unit comprises warehouse with full height (min eaves 5.41m rising to 7.37m) with mezzanine to one side providing additional storage, offices and welfare are provided under the mezzanine. Additional rooms are located on the mezzanine. The unit is fitted with modern LED lights in the warehouse and offices. Principal roller shutter 3.00m wide by 3.5m high. Externally there is a good size yard / parking.

USE:
Historically the unit has been used for B8 Storage and distribution - other uses may require planning permission.

SCHEDULE OF ACCOMMODATION: (GIA)

Area	Sq Ft	Sq M
Ground Floor	3,653	339
Mezzanine	1,119	104
Total	**4,771**	**443**

LEASE TERMS: (subject to contract)
The property is vacant and available immediately on a new FRI lease, at a rental price of £40,000pa+VAT.

Our client's freehold interest is for sale at an asking price of £550,000.

All the above prices/rentals are quoted exclusive of VAT. Each party to bear their own legal costs.

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 £31,500. 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 rating for this property is D (79)

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest on 01752 858192
Email gareth@listers.uk.com

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