

Investment For Sale

Plymouth

Lambert
Smith
Hampton



FOR SALE

Freehold Industrial Unit with Office Accommodation and Yard
3,117 Sq Ft | 290 Sq M

Unit B | Estover Close | Plymouth | PL6 7PL |



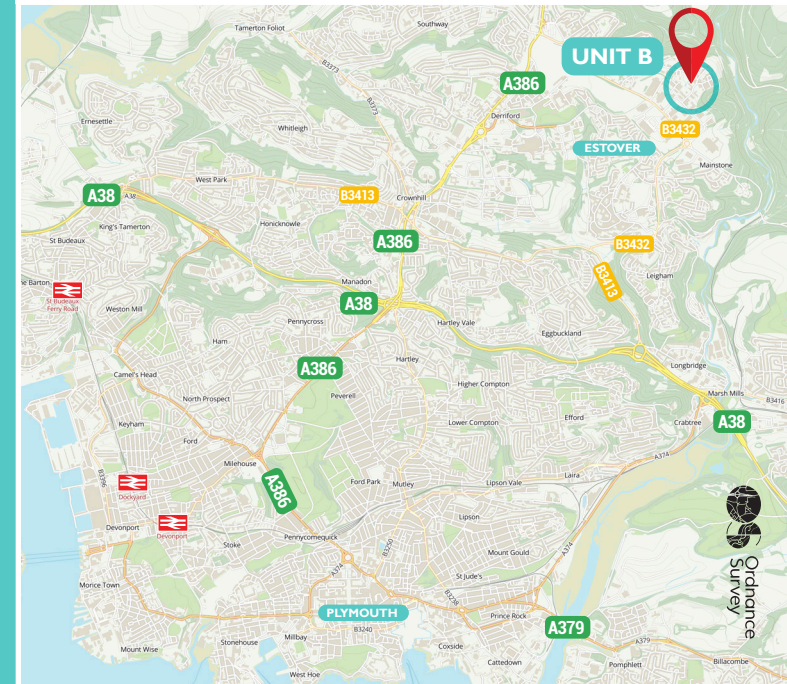
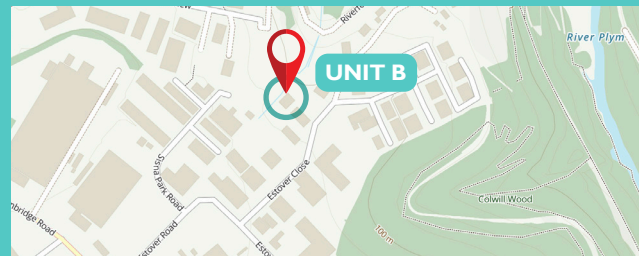
Description

A detached industrial unit of steel portal frame construction, clad elevations and translucent roof panels with brick external face to part of the side elevation. Internally it benefits from concrete screed flooring and florescent lighting strips within the main warehouse area. Stud partition walls have been erected providing office accommodation and staff facilities.

Three roller shutter doors provide access to the yard area, two to the front of the unit and one on the side elevation. The yard area is approximately 0.43 acres (0.17 hectares), the majority of which is situation to the North of the building.

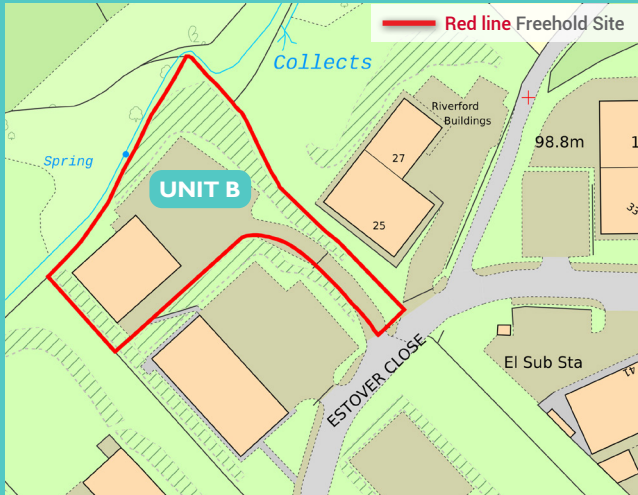
Location & Situation

The unit is situated on the established Estover Industrial Estate which is home to a variety of commercial occupiers. The property is approximately 6 miles north of the Plymouth City Centre and benefits from excellent transport links, with access to the A38 being approximately 2.5 miles south of the unit. This network provides direct routes to Exeter and Taunton.



Opportunity Summary

- ✔ Freehold
- ✔ Measuring 3,117 sq ft (290 sq m)
- ✔ Quoting £350,000
- ✔ Good tenant Covenant
- ✔ Excellent transport links to A38 & M5 Motorway
- ✔ Sale on behalf of the Liquidator



Site Area

The site extends to approximately **0.5 acres (0.20 hectares)** in total as shown for identification purposes only, outlined in red on the extract from the Ordnance Survey Plan.

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provides the below measurements on a Gross Internal Area.

Accommodation	Sq Metres	Sq Feet
Warehouse, Office, Staff facilities	290	3,117
Total	290	3,117

Tenancy

The property is let to **CLC Group Ltd** on a 6 year term from 26th March 2020. The initial and current rent amounts to **£25,000 per annum** with a review on 26 March 2023 on an upwards only basis to market value that has not been implemented. The lease is guaranteed by **Hilbre Holdings Ltd**.

CLC are a privately owned maintenance company who operate on a national basis. They have **14 branches across the UK and a turnover of over £145 Million**. The company have a Dun & Bradstreet Financial Analytic rating of **5A1** indicating good financial strength and a low risk factor.

Tenure

The property is held on a **Freehold** title and to be sold subject to the **current tenancy**.

EPC

A copy of the EPC is available upon request.

VAT

We await confirmation on the VAT position.

Proposal

The Freehold is offered for **£350,000** (Three Hundred and Fifty Thousand Pounds).

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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