



The Property for sale is that in the foreground only together with the parking opposite

**FREEHOLD for SALE - Of interest to Investors, Developers and Owner occupiers - Guide Price £150,000+**

**A dilapidated 113.93m<sup>2</sup> (1226sqft) workshop premises and extensive parking within this popular commercial development**

**The Former Abbot Tools Premises, The Old Cider Works, Totnes Road, Abbotskerswell, Newton Abbot, Devon TQ12 5NF**



# Former Abbot Tools Premises The Old Cider Works Abbotskersell Devon TQ12 5NF

## Freehold For Sale - Guide Price - Offers in excess of £150,000 as whole (may divide)

### Situation and Description

The Henley's Cyder works operated up until 1965 and since then these extensive general industrial premises have become the home to many businesses.

The subject premises used to operate as a family business and since closure have fallen into disrepair but offer an interesting project together with a substantial car parking plot on the other side of the communal roadway .

The premises as we say are not in good repair and although internal access will be available it may be limited and at your own risk. No access will be allowed to under 18's

The premises as published on the Government rating website are 113.93m2(1226 sq ft)

To the lower side of the property is a grassed area which may offer scope for extension subject to consent or additional parking. The Parking area has been marked out by the vendors and offers space for numerous vehicles and or open storage.

We understand that neither the buildings or parking are subject to any rights of way.



### Method of sale by Private Treaty.

The vendors would prefer to sell as a whole although they will also consider offers for either the buildings or parking individually. However the parking will not be sold in isolation.

Offers are invited in excess of £150,000 for the whole as a guide.

**Rateable Value £3000p.a EPC N/A as development site**

### Services

We understand that the premises had 3 phase electricity and mains drainage connected.

### VAT

All prices quoted are exclusive of VAT where chargeable.  
We do not believe that this property has been elected to VAT.

### Legal Costs

Each party to be responsible for their own legal costs incurred.

### Viewing

Given the nature of the buildings condition access may well be limited .

Please contact us to book into a block viewing/open house or arrange another date.

As previously stated no under 18's will be allowed access.

Strictly by prior appointment contact :-

**Nick Wheeldon MRICS or Clare Powlesland BA Hons.**

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