

Lot 73

£10,800 per annum (1)

Westerhope Units, Long Lane, Dunkeswell, near Honiton, Devon EX14 4QN Freehold Industrial Investment/Redevelopment Opportunity



Key Details

- Industrial buildings totalling approx. 5,209.89 sq m (56,080 sq ft)
- Approximate site area of 2.36 hectares (5.80 acres)
- Redevelopment potential (subject to consents)
- Of interest to investors, developers and owner occupiers

On Behalf of
Joint Administrators **moorfields**

Location

Miles: 15 miles south-west of Taunton
17 miles north-east of Exeter
Roads: A30, A303, M5 (Junction 28)
Rail: Honiton Railway Station
Air: Exeter International Airport

Situation

The property is located in Dunkeswell, 4 miles north-west of Honiton town centre on the north side of Long Lane. The area benefits from good road communications, with the A30 providing access to Exeter and the M5 providing access to Bristol to the north-east.

Description

The property comprises an extensive, secure site of approximately 2.36 hectares (5.80 acres), upon which is built a number of industrial units totalling approximately 5,209.89 sq m (56,080 sq ft).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a
1	Office	177.55 sq m (1,910 sq ft)	INDIVIDUAL	Informal Agreement	£3,600 (1)
2B	Workshop/Warehouse	250.92 sq m (2,701 sq ft)	INDIVIDUAL	Informal Agreement	£3,600 (1)
4A	Workshop/Warehouse	469.90 sq m (5,058 sq ft)	INDIVIDUAL	Informal Agreement	£3,600 (1)
2A, 2C, 3, 4B, 5A, 5B/C & 6	Office/Workshop/Warehouse	4,311.52 sq m (46,411 sq ft)	VACANT		
Total		5,209.89 sq m (56,080 sq ft)			£10,800 (1)

(1) The rent stated has been annualised.

Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Seller's Solicitors: Lester Aldridge LLP
Sian Rowland
+44 (0)23 8082 7461
sian.rowland@la-law.com