

FOR SALE

PROMINENT GARAGE / WORKSHOP PREMISES WITH CAR SALES SITE AND CUSTOMER PARKING AREA

Approx. 147.5 sq.m (1,588 sq.ft) plus Mezzanine storage of 21 sq. (226 sq.ft) so
totalling 168.5 (1,814 sq.ft) plus forecourt sales area and customer parking

**MAXWELLS GARAGE, STATION ROAD, MORETONHAMPSTEAD,
NEWTON ABBOT, DEVON, TQ13 8SA**



An unusual opportunity to acquire the freehold of these prominent Garage / Workshop premises with car Sales area and Bodyshop fronting Station Road, which is a main spine road into Moretonhampstead linking Bovey Tracey and the A38 Dual carriageway to Chagford, Okehampton, Exeter and the A30 Dual Carriageway. The premises have traded for nearly 25 years as a Garage and second hand Volvo sales specialist, but are also suitable for a variety of other commercial uses or possible re-development, subject to planning.

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SITUATION AND DESCRIPTION

The premises are located at the entrance to Moretonhampstead from the Bovey Tracey direction, fronting Station Road and in a busy commercial area. Moretonhampstead is an ancient market town situated on the edge of Dartmoor in the heart of the Dartmoor National Park. It sits in the shelter of hills on three sides and the beautiful Wray valley on the fourth. The town is about 11 miles from Exeter and Newton Abbot, with Okehampton, Princetown and Bovey Tracey within easy reach. Communications are good with the A30 dual carriageway offering easy access to Exeter and the M5 Motorway in one direction, and Okehampton and Cornwall in the other. The A38 is also a short drive which links to Plymouth and the South Cornish Coast

The town itself has a variety of cafes, pubs, local shops and nearby hotels. The town's resident population is significantly expanded in the summer with tourism, offering the visitors opportunities for hiking, cycling from the recently opened Cycle Trail from Bovey Tracey and Lustleigh, pony trekking and fishing, providing a useful income boost for local businesses. Nearby Newton Abbot is the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of its centre. The premises have traded as a general Garage, car sales and body shop for nearly 25 years, but could be suitable for a variety of other commercial uses, or possibly for a future re-development, subject to the necessary Planning and Building Regulations approval. Interested parties are required to make their own enquiries of the Dartmoor National Park.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Garage Workshop

10.58m x 8.99m (24'6" x 12'2") max

Accessed from a generous forecourt area fronting Station Road via a pair of large sliding doors providing good vehicular access. Concrete floor. Commercial vehicle Inspection pit (not inspected). 4 post ramp to one side which can be left in-situ by separate negotiation. Translucent roof lights. Power and overhead lighting as fitted. Min eaves height 3.70m (12'2") rising to 5.23m (17'2") max in the centre.



Mezzanine Store

5.25m x 4.00m (17'3" x 13'2") max

Accessed from the rear of the workshop. Power and light as fitted. Glazed panel overlooking the workshop.

Workshop / Body Shop

17.47m x 3.72m (24'6" x 12'2") max

Full width door providing good vehicular access. Strip lighting to both sides and overhead as fitted.



Paint Mixing Room

3.76m x 1.14m (12'4" x 3'9") max

Accessed from Workshop 2 and a door to workshop 1. Shelving as fitted.

Toilet

WC cubicle plus wash hand basin with over sink Heatrae Sadia electric water heater. Cupboards under.

Office

3.66m x 3.28m (12'0" x 10'9") max

Window to front and side. Strip lighting and power as fitted.

Office / Paint Store

3.66m x 2.28m (12'0" x 7'6") max

Window to front and side. Strip lighting as fitted.

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EXTERNALLY

To the front of the building is a concreted parking area for customers of the workshop, with to one side a separate sales display area fronting the road with potential for displaying up to 12 cars.

To one side is an area of as of yet undeveloped land currently used for vehicle parking and storage. Leading off this is a

Open Fronted Store **6.67m x 4.07m (21'10" x 13'4")**
Basic store with unmade floor.

VAT

We understand that VAT is not payable on the sale price.

PRICE AND TENURE

Offers are sought in excess of £200,000 for the freehold of these well located Garage premises with a prominent sales display area, which also offer scope for a variety of other commercial uses subject to the usual consents.

SERVICES

We understand that mains Electricity (including 3 phase), water and drainage are available to the premises. Interested parties should make their own enquiries of the relevant service providers to ensure the connection and capacity is suitable for their intended use.

RATES

Rateable Value: - £12,500 (2023 valuation)

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises will qualify for this reduction please contact Teignbridge District Council Business Rates Department (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been requested, a summary of which will be available below, a full version can be downloaded from the web site. The rating is :-

LEGAL COSTS

Each party to bear their own legal costs in this matter.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0860)



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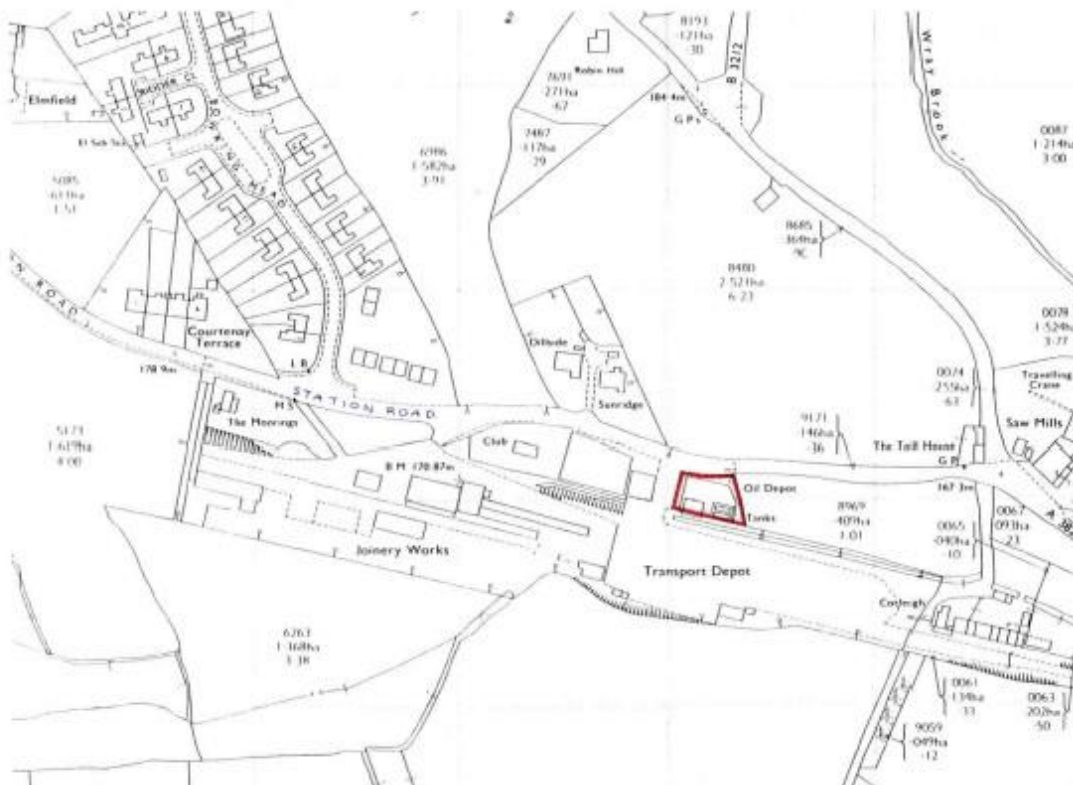


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H.M. LAND REGISTRY		TITLE NUMBER	
		DN 276403	
ORDNANCE SURVEY PLAN REFERENCE	SX 7585		Scale 1/2500
COUNTY	DEVON	DISTRICT	TEIGNBRIDGE
			© Crown Copyright

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

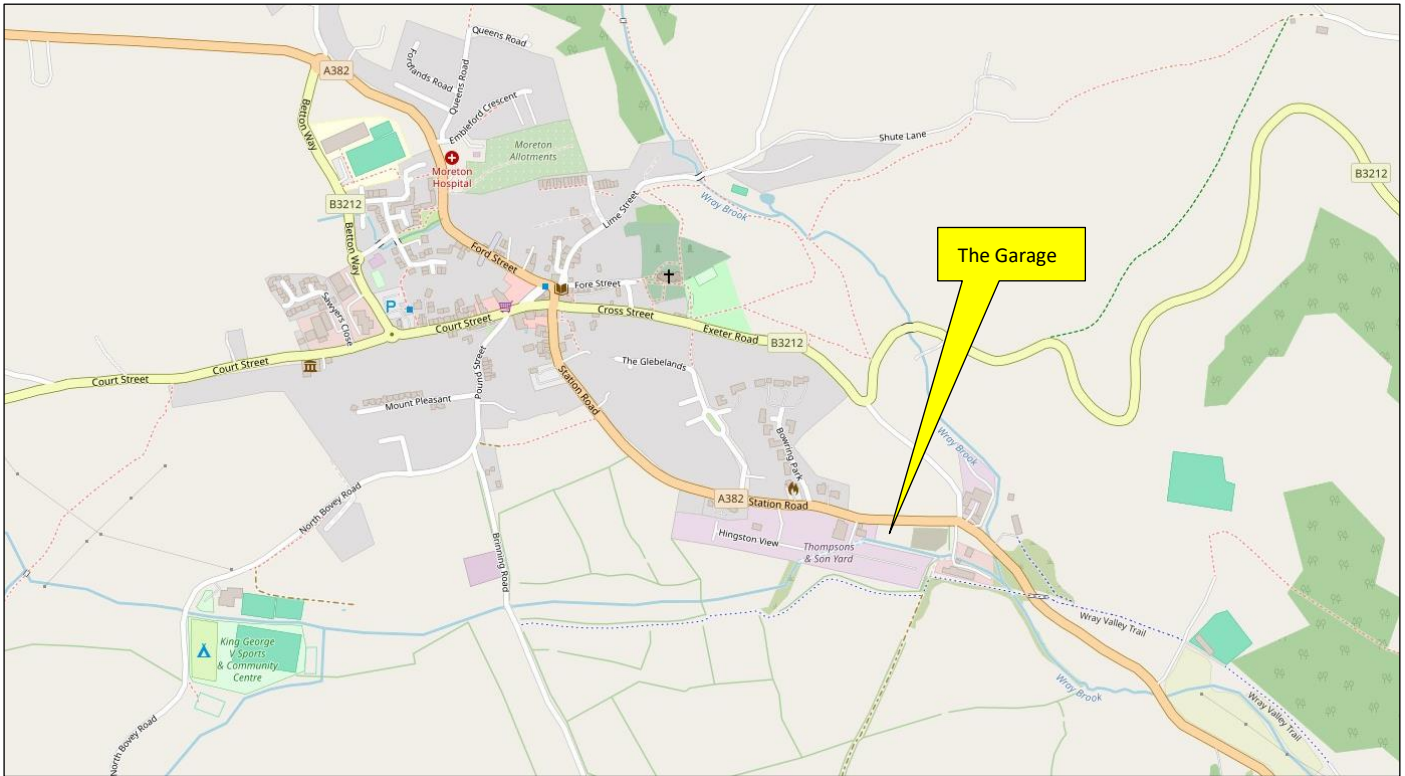
NOTE : AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.