

INDUSTRIAL
OFFICE
RETAIL

FOR SALE

CONVENIENTLY LOCATED OFFICE PREMISES WITH PARKING TO THE REAR

Approx. 57 sq.m (613 sq.ft) plus Attic Storage of 6.7 sq.m (72 sq.ft)
together with a private car parking space to the rear.

1 LIME STREET, MORETONHAMPSTEAD, DEVON, TQ13 8LT



An unusual opportunity to acquire the freehold of these conveniently located Office premises a short distance from the centre of Moretonhampstead, and benefiting from a private car parking space to the rear. The premises were previously a 2 bedroom cottage that received planning consent for conversion to an office in October 2004 by the Dartmoor National Park Authority.

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SITUATION AND DESCRIPTION

The premises are located in Lime Street, just off the main road running through the centre of Moretonhampstead linking Bovey Tracey and the A38 to Okehampton and the A30. 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 although formerly a cottage have since 2004 been used by a local solicitors practice as Offices.

ACCOMMODATION

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

GROUND FLOOR

Timber entrance door from Lime Street into entrance lobby with inner lobby and part glazed door to ...

Reception / Office No 1 **5.12m x 3.48m (16'9" x 11'5") max**
Window to the front. Pair of glazed doors to the rear with access to the courtyard and the car parking space. Radiator. Understairs cupboard with Worcester wall mounted mains gas fired central heating boiler. Fitted cupboards, which could be removed, to one wall.



At one end of this room is a

Kitchenette

Fitted with a range of units with worktop over with an inset stainless steel sink unit with single drainer. Storage cupboards below plus wall mounted cupboards over. Tiled splashback.

Office No 2

4.31m x 3.71m (14'2" x 12'2") max

Window to the front. Fireplace with slate hearth. Radiator.



Stairs from the ground floor lead up to

FIRST FLOOR



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Landing

Window with Radiator. Doors to

Office No 3 4.66m x 3.73m (15'3" x 12'3") max

Window to front. Carpeted. Spot lighting as fitted. Radiator.

Office No 4 3.88m x 2.25m (12'9" x 7'4") max

Window to front. Carpeted. Radiator.



Toilet

WC suite plus pedestal wash hand basin. Cupboard with lagged hot water cylinder and electric immersion heater. Shelving over. Window to front. Radiator.

A temporary staircase from Office No 4 leads up to

Attic Storage Area 2.84m x 2.35m (9'4" x 7'8") max

A useful storage area. Veluz window. Spot lighting. Access to roof void.



EXTERNALLY

To the rear of the property and accessed from Lime Street is a concreted courtyard area providing off road parking for 1 car.



PRICE AND TENURE

Offers are sought in the region of £149,500 for the freehold of these well located Office premises with vacant possession on completion.

SERVICES

We understand that mains electricity, gas, water and drainage are available to the premises.

RATES

Rateable Value: - £7,100 (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 obtained, a summary of which is available below, a full version can be downloaded from the web site. The rating is:- E 41

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 (0895)



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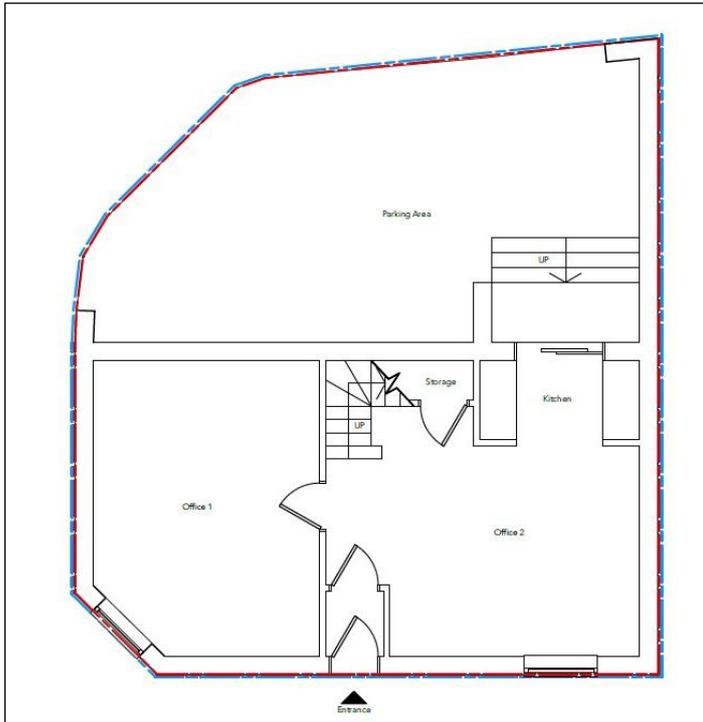
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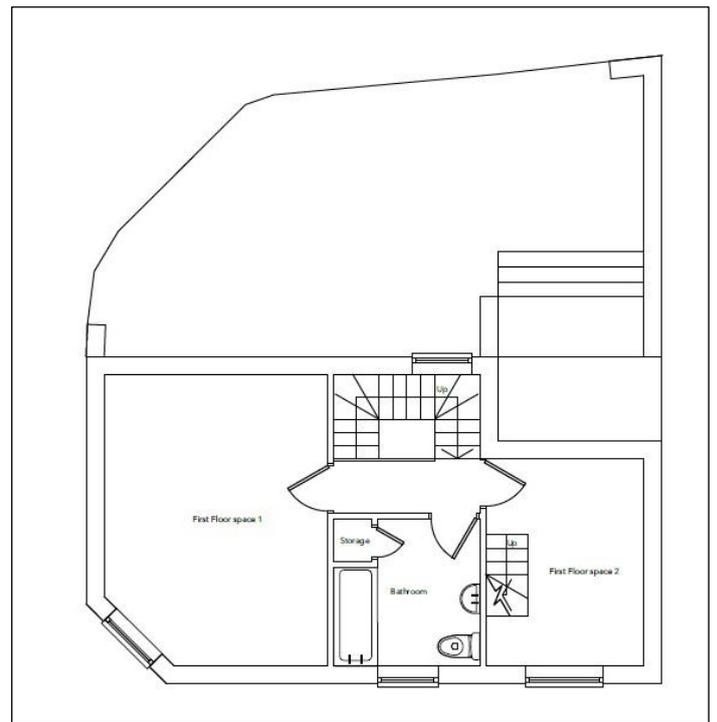
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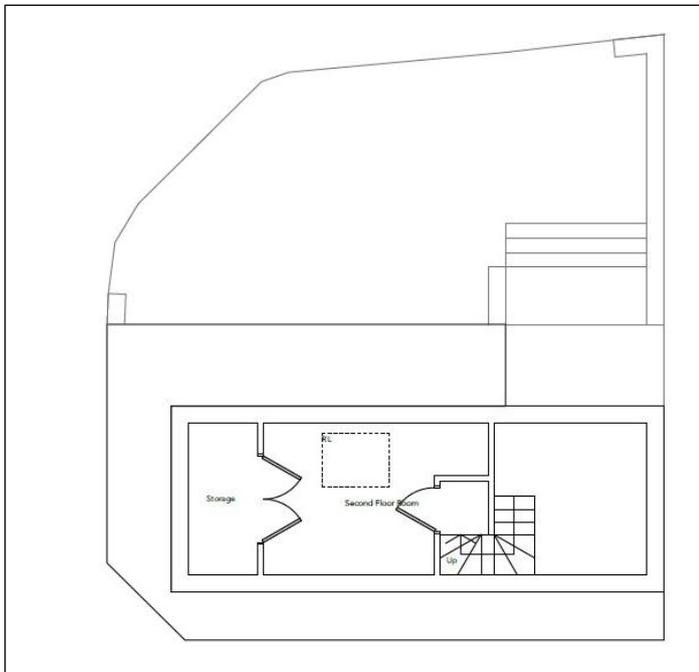
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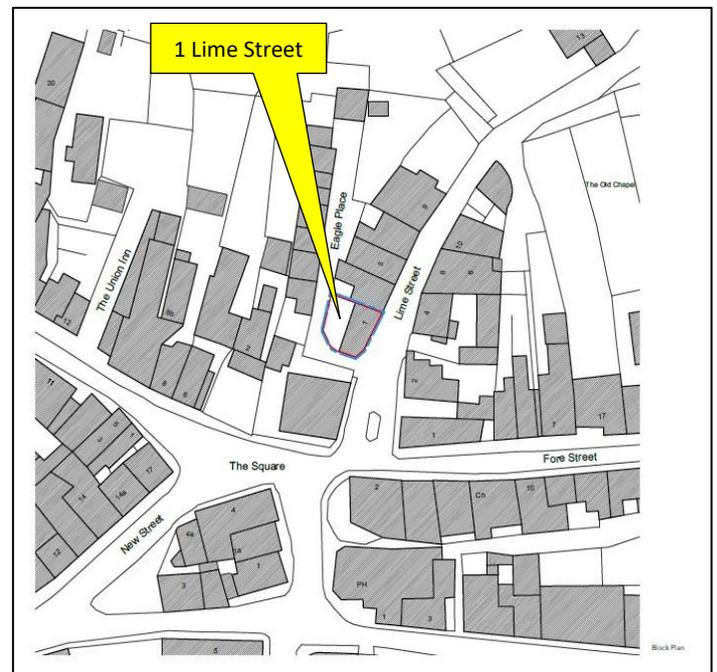
Ground Floor Plan



First Floor Plan



Second Floor Plan

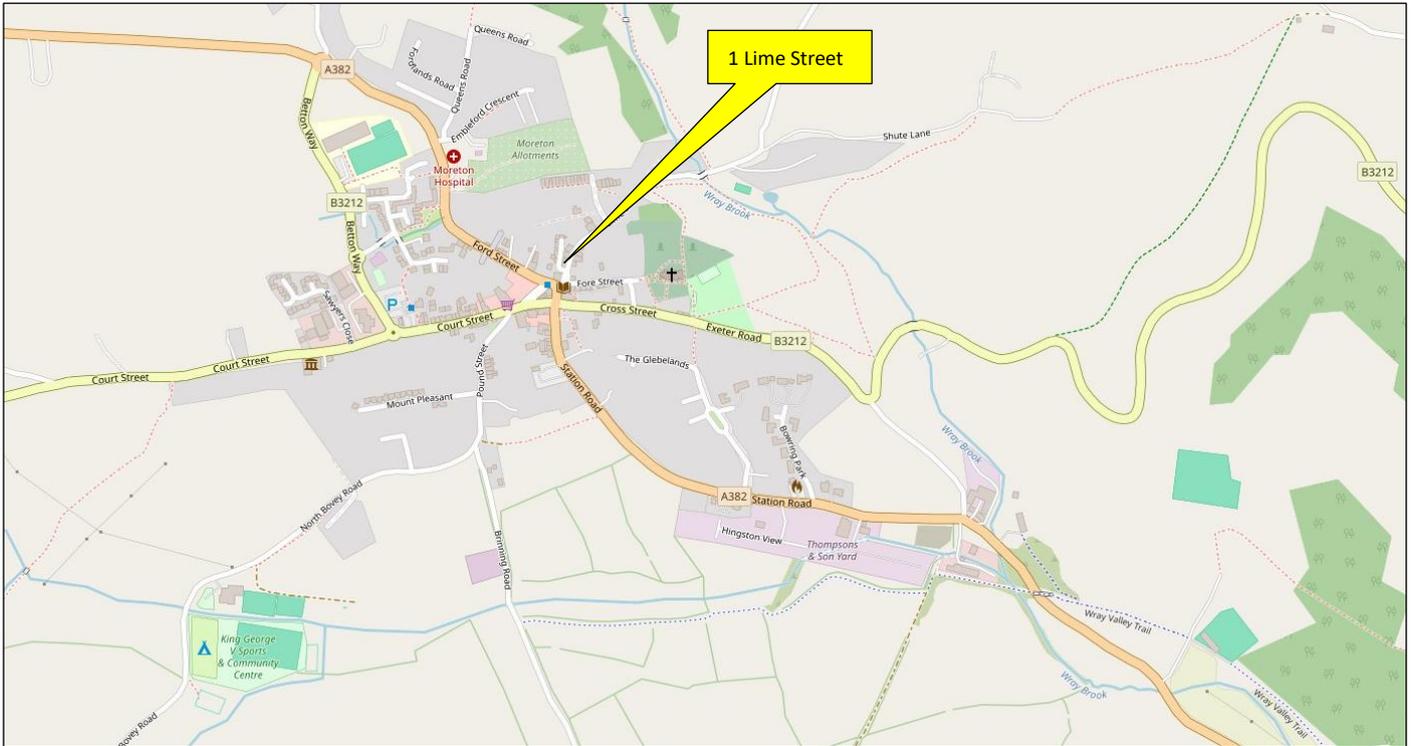


Location Plan

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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.