

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£725,000

Stibb Cross, Torrington, Devon EX38 8LJ

53,937 Sq Ft
(5,010.90 Sq M)

Summary

- Large warehouse and showroom
- Covered store to rear
- Secure yard
- High eaves – 8.46m (front unit)
- Barnstable c. 18 miles to the east
- Potential for sub-division of the site
- Redevelopment potential - commercial or residential (STP)

Location:

The property is situated on the edge of Stibb Cross, a small village approximately 5 miles from the towns of Torrington and Holsworthy. The property fronts the B227.

Description:

This L shaped site provides two buildings. The building to the front provides a retail area with a warehouse at the rear. The warehouse also benefits from a mezzanine covering part of the unit and a sliding door which exits on to the yard. Above the retail area is a showroom and offices, this is connected to the mezzanine in the warehouse.

The rear unit is an open frontage storage unit. Internally there are two smaller sub-divided spaces but the majority is open. Between the two units is a secure yard.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Front Unit	sq m	sq ft
Retail area	611.30	6,580
Warehouse	493.80	5,316
Mezzanine	184	1,980
First floor showroom/offices	525.10	5,652
Max eaves height	8.46m	
Min eaves height	7.35m	
Total	1,814.20	19,528
Rear Unit	sq m	sq ft
Unit area	3,196.70	34,409.67
Max eaves height	6.54m	
Min eaves height	4.79m	
Grand Total	5,010.90	53,937.50
Site Area	2.405 acres	

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £97,000. Therefore making the approximate Rates Payable £48,403 per annum for

2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £117,000, making the Rates Payable £58,383 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Torrington Council. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site is available.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

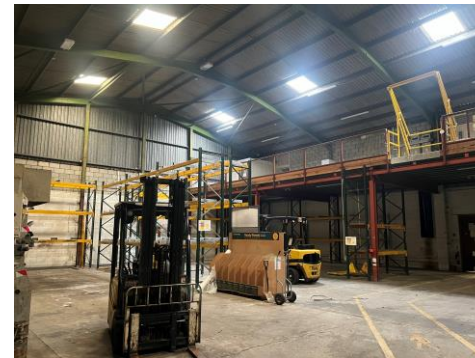
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Joanne High

Tel: **07525 984443**

Email: jhigh@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

