

# Lot 34, Barton Business Park, 2a Barton Hill Road, Torquay,

**TQ2 8JH**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



High Yielding Freehold Business Park

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### High Yielding Freehold Business Park

- Multi-let Business Park with 12 units
- Total Floor Area of approx. 847.80 sq m (9,125 sq ft)
- Site Area of 0.16 Ha (0.4 acres)
- Immediate asset management opportunities
- Future redevelopment potential (subject to consents)
- Close to Bridge and Riviera Way Retail Parks where occupiers include Asda, McDonald's, B&Q, Currys, Dreams, Pets At Home, Staples, Dunelm and PureGym
- VAT-free Investment

#### Lot

34

#### Auction

26th March 2026

#### Rent

£59,900 per Annum Exclusive

#### Status

Available

#### Sector

Office, Business Park, Industrial

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

22 miles south of Exeter, 28 miles east of Plymouth, 80 miles south of Bristol

#### Roads

A38, A380, A385, M5

#### Rail

Torquay Railway Station

#### Air

Exeter International Airport

### Situation

The property is situated within Barton Business Park on Barton Hill Road, an established commercial location in Torquay, providing convenient access to the town centre and the A380, which connects Torquay with Exeter and the wider South Devon area. The property is close to both Bridge Retail Park and Riviera Way Retail Park, where occupiers include Asda, McDonald's, B&Q, Currys, Dreams, Pets at Home, Staples, Dunelm and PureGym.

### Tenure

Freehold.

### Description

The property comprises a large business park with driveway access from Barton Hill Road and well proportioned parking areas around the estate. The property provides 12 workshop/office/storage units in total and currently occupied by 5 individual tenants with unit being vacant.

The site may be suitable for medium term redevelopment subject to obtaining the necessary consents.

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
A, C, D & J	Ground First	Workshop/Store Office	182.22 88.56	(1,961) (953)	INDIVIDUAL	3 years from March 2026	£16,800
B	Ground	Store	70.98	(764)	TOQUAY DENTAL LABORATORY LTD	6 years from 03/04/2023	£7,500
E & K	Ground	Workshop	115.26	(1,240)	INDIVIDUAL	5 years from 01/05/2024	£6,000
F	Ground	Workshop	127.47	(1,372)	INDIVIDUAL	1 year from 01/04/2023 (Holding over)	£7,500
G	Ground	Store	40.61	(437)	VACANT		
I, H & L	Ground First	Store Office	84.70 138.00	(911) (1,485)	WESTERN COUNTIES WHOLESALE LTD	1 year from 01/10/2022 (Holding Over)	£12,100
<b>Total</b>			<b>847.80</b>	<b>(9,125)</b>			<b>£49,900</b>

N.B. The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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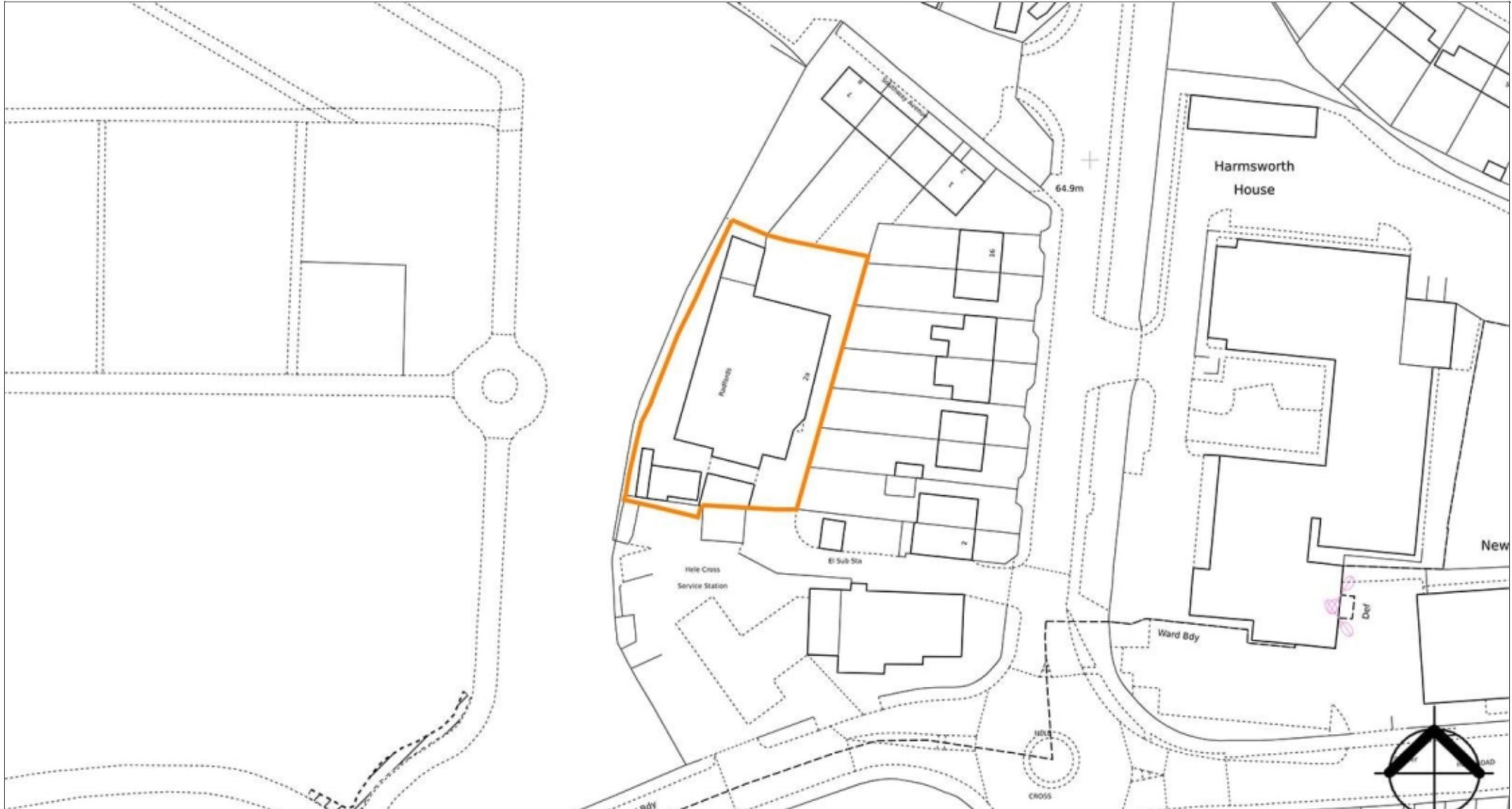
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## Contacts

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