

Land at Forde Road and Brunel Road, Newton Abbot, Devon TQ12 4AD

Freehold Ground Rent Investment

Lot 63

£24,000 per annum
exclusive



Tenancy and accommodation

Use	Site Area (2)	Tenant	Term	Rent p.a.x.	Reviews
Electricity Substation	0.51 hectares (1.26 acres)	WPD PROPERTY INVESTMENTS LIMITED (1)	100 years from 29/09/1981 until 28/09/2081 on a full repairing and insuring lease (2)	£24,000	28/09/2021 and 5 yearly
Total	0.51 hectares (1.26 acres)			£24,000	

(1) For the year ending 31st December 2016, WPD Investments Limited formerly SWEB Property Investments Limited reported a turnover of £4,506,000, a pre-tax profit of £4,372,000 and a total net worth of £27,387,000 (Source: Experian Group 07/06/2018).
(2) The site area stated above is stated in the lease.

Key Details

- Let to WPD Property Investments Limited formerly SWEB Property Investments Limited until 2081 (no breaks)
- 5 yearly Open Market Rent Reviews
- Approximately 0.51 hectares (1.26 acres)
- Nearby occupiers include Jewson, Yeo Valley, Dulux and Snapfish

Location

Miles: 7 miles north of Torquay
15 miles south of Exeter
Roads: A381, A38
Rail: Newton Abbot Railway Station
Air: Bristol International Airport, Exeter Airport

Situation

The property is prominently located on the well established Brunel Industrial Estate, less than a mile from Newton Abbot town centre and approximately 350 metres from the railway station. Nearby occupiers include Jewson, Yeo Valley, Dulux and Snapfish.

Description

The property comprises a site area of approximately 0.51 hectares (1.26 acres), upon which is an electricity substation.

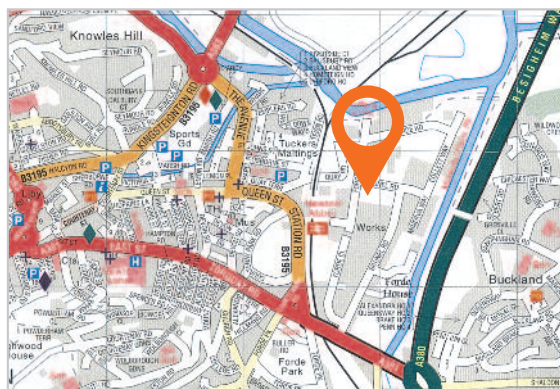
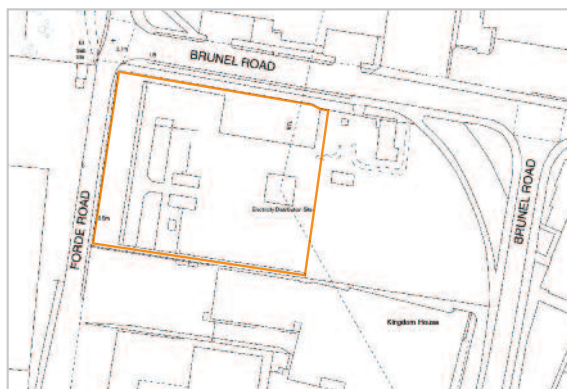
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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