



**BARTON BUSINESS PARK**  
2a Barton Hill Road  
Torquay, TQ2 8JH

A	ST Automotives
B	ST Automotives
C	ST Automotives
D	Western Counties Wholesale
E	TO LET

**WESTERN COUNTIES  
WHOLESALE  
UNIT 12  
01803 39100**

# Barton Business Park

2a Barton Hill Road, Torquay, Devon, TQ2 8JH



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**An Opportunity to Purchase a Well Occupied Small Business Estate  
Arranged as 12 Units in Total (some of which are in combined occupancy)  
Gross Rental Income Currently £49,900 Per Annum - With Scope for Rental Growth  
Overall Accommodation Areas of Approx. 840m<sup>2</sup> on a Site of Approx. 0.4 Acres  
For Sale By Auction 26<sup>th</sup> March 2026 - An Opportunity to Acquire a High Yielding Investment with Excellent**

## LOCATION

Barton Business Park is situated at the foot of Barton Hill Way, immediately adjacent to the Hele Cross roundabout.

This location is convenient for local small businesses, serving the immediate high density area and also with easy links to Torquay and the wider Torbay area, as well as immediate access to the A380, giving continuous dual carriage way connection to the motorway network at Exeter.

Torquay has a strong demand for small commercial units, such as those offered here. Voids on the estate are rare and demand from new tenants is strong.

## DESCRIPTION

The property comprises a large extended detached building, with driveway access from Barton Hill Road and well proportioned parking areas around the estate. The property is 12 units in total and currently occupied by 6 individual tenants (several tenants occupying multiple units).

Ref No: 5177

Guide Price £400,000 Freehold

Interested in this property?

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## ACCOMMODATION

The accommodation is detailed in the unit site plan overleaf.

## TENURE

The estate is being sold freehold, subject to the commercial occupational leases granted. Copies of the leases are available upon request.

## EPC RATING E

## VAT

We are informed that the property is not elected for VAT at the time of sale.

VAT is currently not chargeable on rents.

The sale of the property will be treated as a Transfer of Going Concern Sale.

## UTILITIES

We are informed that each unit has its own separate power and water supply.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

## TENANCY SCHEDULE

Unit	Tenant	Rent (PA)	Lease Start	Lease Expiry
A, C, D & J	Redman Thomas	£16,800	March 2026	March 2029
B	Torquay Dental Labs	£7,500	April 2023	April 2029
E & K	John Brown	£6,000	May 2024	April 2027
F	Matt Fiddes	£7,500	April 2024	March 2024
G	Vacant	£2,400		
I, H & L	Western Counties	£12,100	October 22	September 23

## VIEWING

Viewing is strictly by prior appointment with the Agents. Interested parties are politely requested to be respectful of the tenant's occupation and ongoing operation of their businesses.

Auctioneers: Acuitus. Contact: Alexander Auterac  
T. (0)20 7034 4859 e. alexander.auterac@acuitus.co.uk

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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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