

DUE TO RELOCATION



For sale

Owlsfoot Business Centre, Sticklepath, Okehampton, Devon, EX20 2PA

Viewing by prior appointment with
Damian Cook or Steve Matcham

(01392) 202203

damian@sccexeter.co.uk

stevem@sccplymouth.co.uk

Ground and first floor offices with generous parking

Edge of Dartmoor National Park

Approximately 5,700 sq ft (529.54 sq m)

Convenient for A30 and Exeter

Guide price: £275,000

Location & Description

Owlsfoot Business Centre is prominently located on the B3260 at Sticklepath, around 4 miles east from Okehampton, and 17 Miles west from Exeter and M5 . The B3260, locally well known as the 'Old A30' offers easy connection to the A30 and Exeter M5. The village of Sticklepath, offers the facilities of public houses, a shop, a well known historic attraction The Finch Foundry and considered also as one of the gateways to North Dartmoor.

Owlsfoot Business Centre is a distinctive linear two storey building, configured as modern offices on ground and first floor with around 35 car parking spaces, but retaining the character of its original use and construction as a bespoke Maserati car show room. The building is of conversional steel frame construction beneath largely corrugated plastic coated steel cladding with rolled eaves, new PVC glazing to the front elevation and part rear, and largely served throughout with an oil fired central heating system. Parts of the building benefits also from air conditioning.

Accommodation

All areas and dimensions are approximate and measured on a gross internal basis.

| | | |
|------------------|-----------------|----------------------|
| Ground floor | 265 sq m | (2,850 sq ft) |
| First Floor | 265 sq m | (2,850 sq ft) |
| Total GIA | 535 sq m | (5,712 sq ft) |

Tenure

The premises are offered on a freehold basis with vacant possession on completion. Please note a right of way exists over the western end of the site in favour of the adjacent property. Access to the eastern end of the property is shared with the adjacent Owlsfoot garage.

Price

Guide price: **£275,000.**

Business Rates

| | |
|------------------------|---------|
| Rateable value: | £17,500 |
| Rates payable 2017/18: | £8,155 |

Energy Performance Certificate

EPC assessment D / 87.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial (Exeter)
20 Southernhay West, Exeter, EX1 1PR

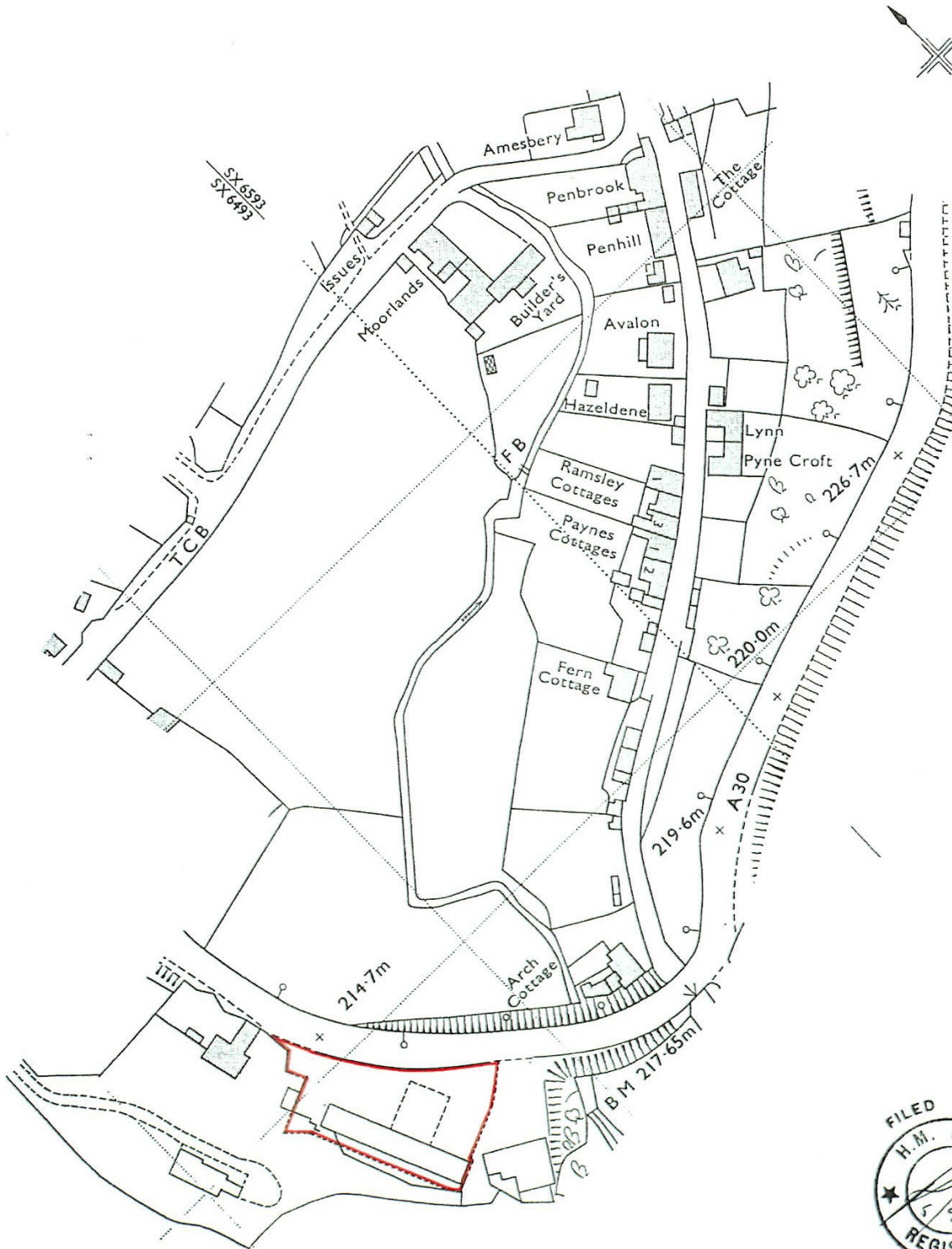
Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

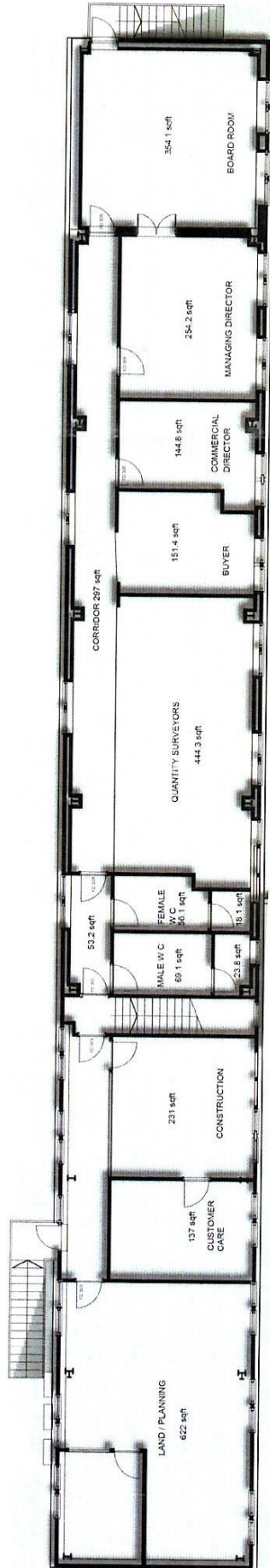
&

Stratton Creber Commercial (Plymouth)
Farrer Court, 75 North Hill, Plymouth, PL4 8HB

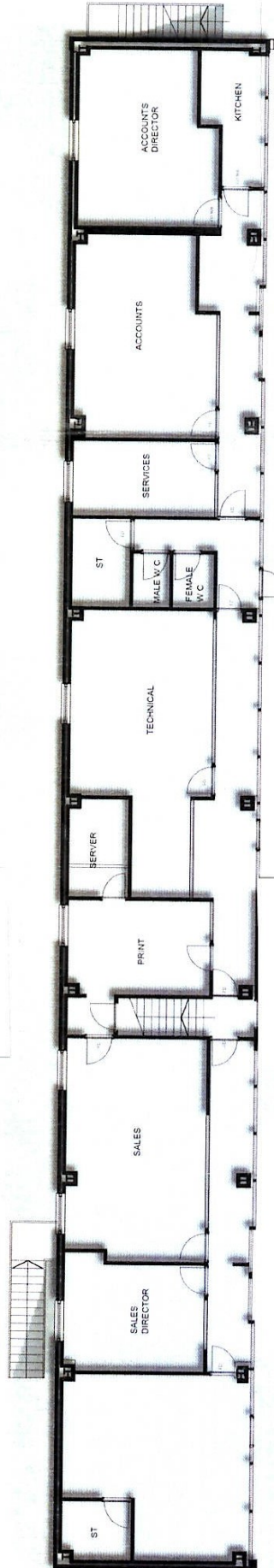
Contact: Steve Matcham / Chris Ryland
Tel: (01752) 670700
Email: stevem@sccplymouth.co.uk
chrisryland@sccplymouth.co.uk

| | | | |
|-----------------------------------|---------------------|------------------|--------------------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | DN 412138 | |
| ORDNANCE SURVEY PLAN REFERENCE | SX 6493 | SECTION D | Scale 1/1250 Enlarged from 1/2500 |
| COUNTY DEVON | DISTRICT WEST DEVON | | © Crown copyright 1986 |

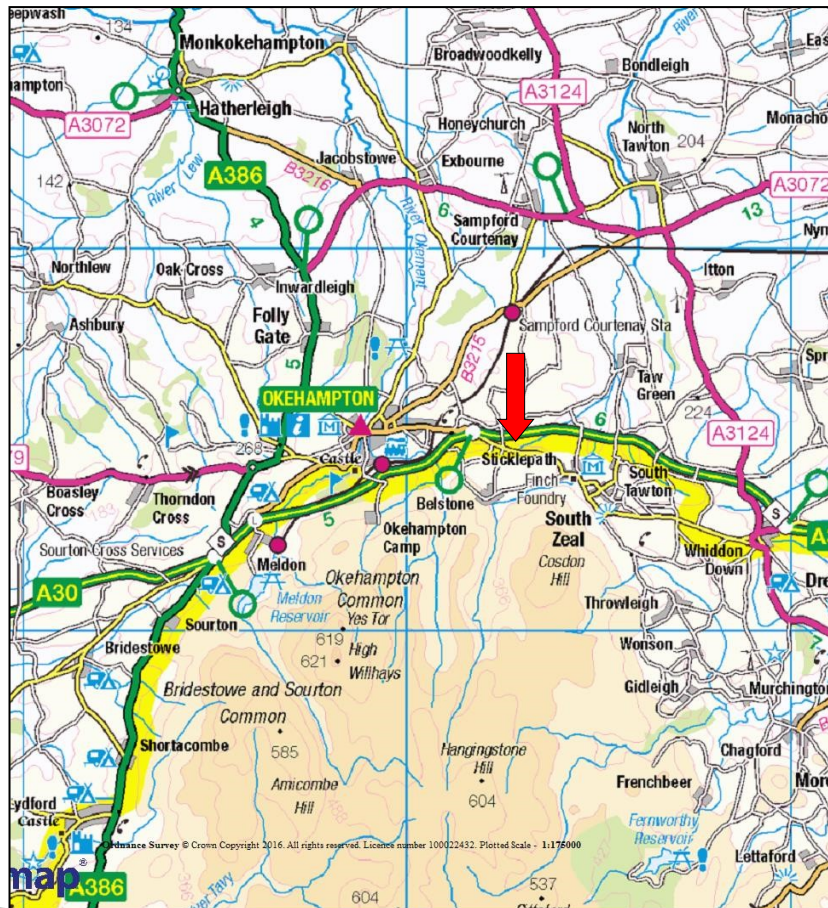




PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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