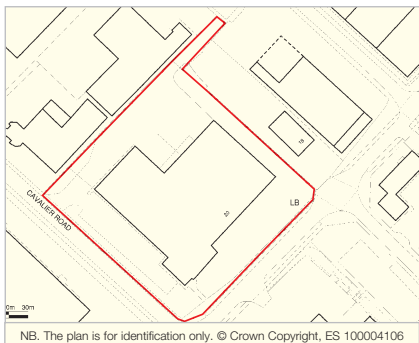


Newton Abbot **20 Battle Road** **Heathfield Industrial** **Estate** **Devon** **TQ12 6TN**

- **Freehold Distribution Warehouse Investment**
- Entirely let on a new lease to Yodel Delivery Network Ltd until 2020
- Tenant has been in occupation since 1995
- Comprising 3,615 sq m (38,912 sq ft)
- VAT not applicable
- Reversion 2020
- Current Rent Reserved
£119,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Newton Abbot, with a resident population of some 25,500, is an attractive South Devon market and tourist town located some 16 miles south-west of Exeter and 7 miles north-west of Torquay. The town is conveniently accessed via both the A38 and A380, which link to the M5 Motorway some 11 miles to the north.

The property is situated on the north-west side of Battle Road, within an established industrial estate some 4 miles north-west of Newton Abbot town centre. Heathfield Industrial Estate is accessed directly from the A38, which lies some 0.5 miles south-east of the property. Occupiers close by include the Post Office and Spar amongst many others.

Description

This extensive property is arranged on the ground floor only to provide a distribution warehouse extending to 3,615 sq m (38,912 sq ft) GIA with vehicular access via two dock level loading bays, ramped drive in loading and covered loading. Externally, the property benefits from a secure service yard and car parking.

Tenancy

The entire property is at present let to YODEL DELIVERY NETWORK LTD for a term of 5 years from 29th September 2015 at a current rent of £119,600 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Yodel was formed by the 2010 acquisition of DHL by Home Delivery Network. The combined business, known as HDNL, was rebranded as Yodel in May 2010.

Website Address: www.yodel.co.uk

For the year ended 30th June 2014, Yodel Delivery Network Ltd reported a turnover of £384.999m, a negative pre-tax profit of £72.934m, shareholders' funds of £93.867m and a net worth of £51.780m. (Source: riskdisk.com 14.09.2015.)

NB: The tenant has been in occupation since 1995.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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