

Units 3&4 Moorside Court

Yelverton Business Park, Crapstone, PL20 7PE

For Sale

REF S/262



PHOTO TAKEN JUNE 2026

Investment Opportunity On Popular Business Park

- Pair Of Adjoining Business Units
- 129.6 SQ.M. (1405 SQ.FT.)
- Total Rental Income £15,240 Per Annum

£170,000 FREEHOLD



LOCATION

The premises are situated on the popular Yelverton Business Park at Crapstone on the Western edge of Dartmoor, in a quiet rural area, but within easy reach of Plymouth, some 4 miles to the South.

DESCRIPTION

Units 3 & 4 Moorside Court comprise adjoining single storey business units of concrete block construction under an even pitched profile sheet roof. Unit 3 comprises three rooms, with kitchen, toilet and store. Unit 4 is mainly open plan with kitchen and toilet. Each Unit benefits from double glazed window units, suspended ceilings and two dedicated parking spaces.

ACCOMMODATION (Approximate NIA)

Unit 3 – 74.1 sq.m. (797 sq. ft)

Unit 4 – 56.5 sq.m. (608 sq. ft.)

EPC

Unit 3: Energy Performance Certificate – Band E – Rating 115

Unit 4: Energy Performance Certificate – Band B – Rating 50

SERVICES

It is understood that each Unit benefits from mains water, drainage and electricity

PLANNING

It is understood that each Unit has consent for uses within Planning Use Class E (formerly A1, A2, A3 and B1). Interested parties are advised to contact the Local Planning Authority, West Devon District Council on 01822 813600

TENURE

Freehold subject to the occupational tenancies. Both Units are let on effective FRI Leases. Unit 3 is let to The Laundry Cupboard Limited for a Term of 6 years expiring on the 31st October 2026, at a current passing rent of £ 8,400 per annum. Terms are agreed for a renewal for a further 6 years from the 1st November 2026 at an initial rent of £ 8,400 per annum
Unit 4 is let to Yelverton Carpet Company Limited for a Term of 7 years from the 1st September 2023 at a current passing rent of £6,840 per annum

PRICE

£170,000 showing Gross Yield of 8.95%

RATES

Rateable values:

Unit 3 - £ 7200: Local Authority Reference 43627833311

Unit 4 - £ 6300: Local Authority Reference 43627833312

West Devon Business Rates – 01822 813600

VAT

The price will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

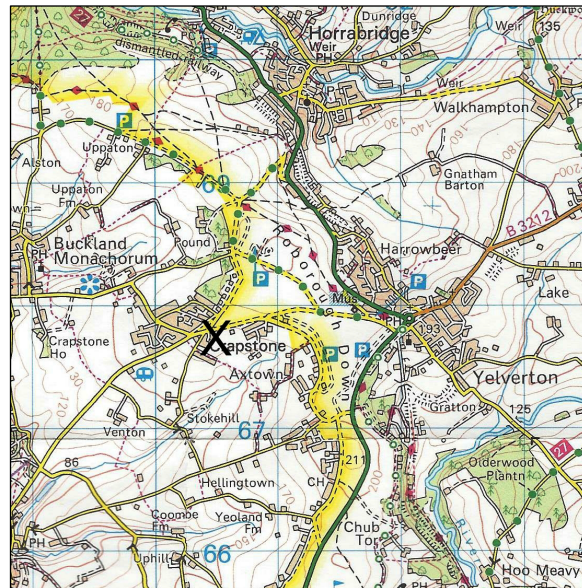
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

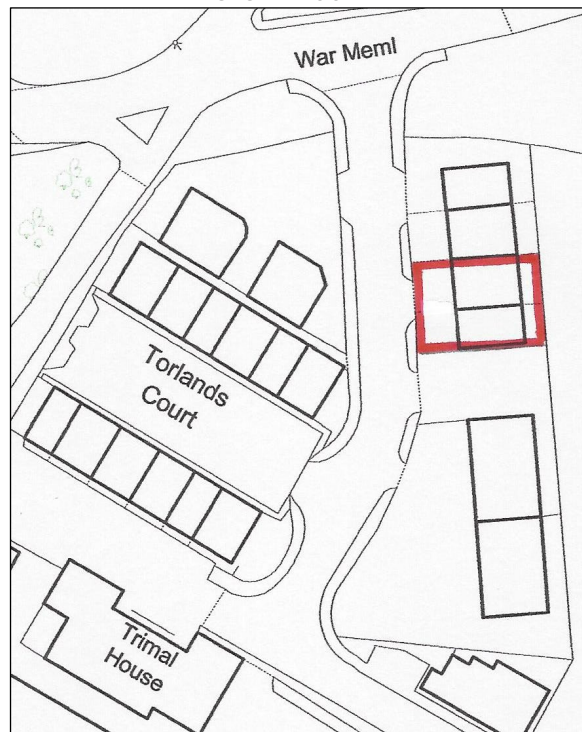
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING INTO YELVERTON BUSINESS PARK



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