

4-7 Nelson Road | Townstal Industrial Estate

| DARTMOUTH | TQ6 9LA |

Lambert
Smith
Hampton



OPPORTUNITY SUMMARY

- ✓ Quoting £650,000 (including equipment)
- ✓ Freehold
- ✓ Detached industrial unit with office accommodation and yard
- ✓ Potential for alternative uses (STP)
- ✓ Established commercial location

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FOR SALE – FOOD MANUFACTURING PREMISES



Location & Situation

The subject property is located on the Nelson Road, Townstal Industrial Estate in Dartmouth, Devon, a recognised employment and industrial area situated on the outskirts of Dartmouth.

Dartmouth is accessible via the A3122, which links directly to the A38, the major arterial route through South Devon providing onward access to the M5 motorway. This places the site within reach of the wider South West and national motorway network, enabling distribution to regional hubs including Exeter, Plymouth, Bristol and beyond.

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Description

The property comprises a detached steel portal frame industrial unit beneath a clad roof with clad elevations. The accommodation includes uPVC windows, doors and rainwater goods. Internally, the first floor provides an open plan office area together with cellular offices, a boardroom and staff facilities. There is also ancillary accommodation situated to the rear of the office space.

The ground floor was utilised as a pie manufacturing facility and has been fitted out accordingly. The layout is highly bespoke, incorporating full white wall / hygiene panel finishes throughout and a series of cellular production rooms constructed around internal walls and former roller shutter openings. The ground floor also accommodates several walk in chillers and freezers. While the property is an industrial unit, the specialist fit out makes the space tailored to food production rather than general industrial use.

Externally, the property benefits from an enclosed tarmac yard to the front, providing on site vehicular parking.

EPC

EPC rated **F(139)**.







Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Floor/Use	Sq Metres	Sq Feet
Ground Production area	987	10,624
Ground Ancillary	37	398
First Office accommodation and staff facilities	102	1,098
First Ancillary	140	1,507
Total Gross Internal Area:	1,266 sq m	(13,627 sq ft)

VAT

We have been advised that VAT is not applicable on this transaction.

Proposal

Asking price of **£650,000 (Six hundred and Fifty thousand pounds)**. for the **freehold** with **vacant possession**. Consideration will be given to equipment being sold separately and further information is available upon request.



Business Rates

We have made enquiries and note the property appears in the 2026 Rating List and is listed as follows:

Address/Description	Rateable Value
The Bakery Units 4-7, Nelson Road Industrial Estate, Dartmouth, Devon, TQ6 9LA Factory and premises	£79,500

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Tenure

We understand the property is held on a **Freehold** basis.

Viewing and Further Information

Viewing strictly by prior appointment with joint agents.

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ANTI – MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.