

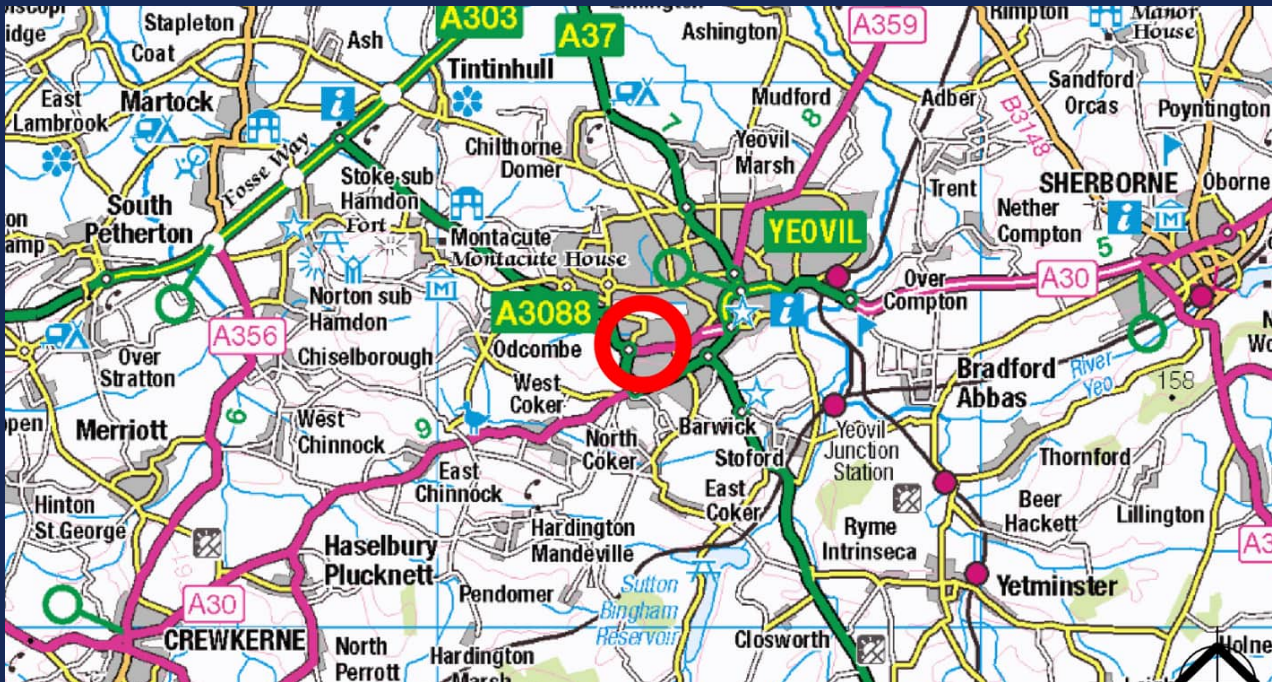


FOR SALE - 19,299 sq ft on 2.085 acres

HUWS GRAY GROUP, 26 GARRETT ROAD, YEOVIL, BA20 2TJ



Sanderson
Weatherall

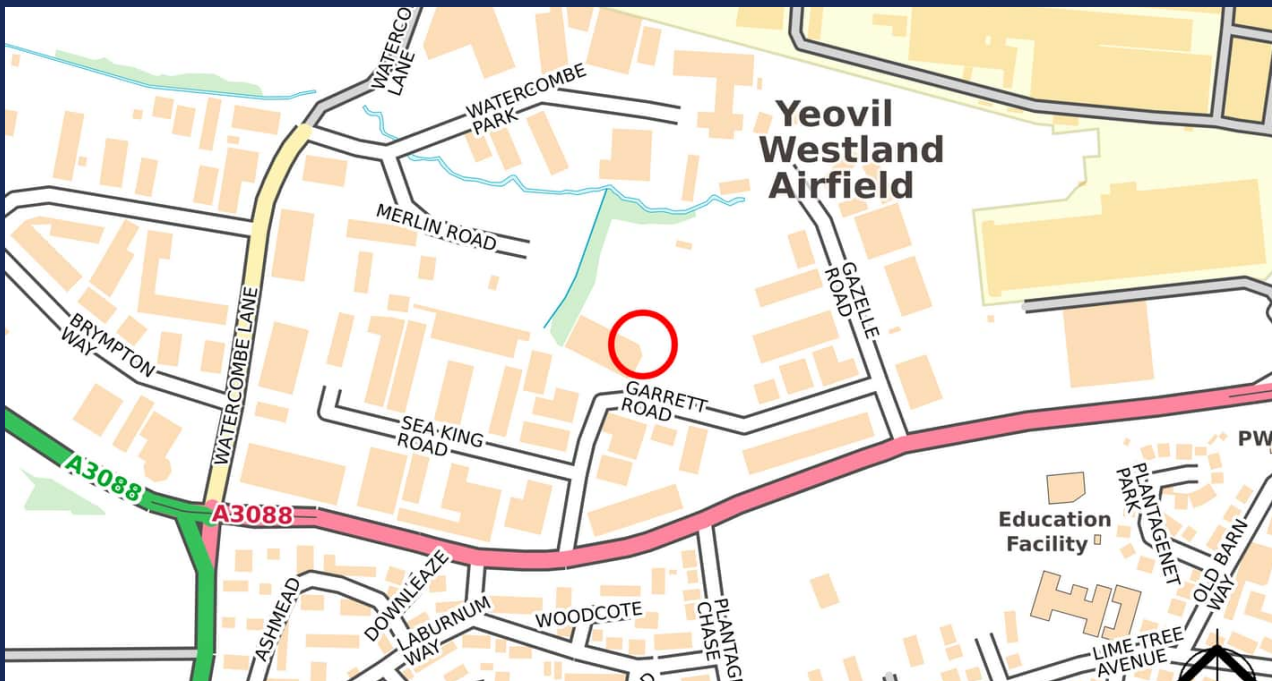


Location

The Property is located on the north side of Garrett Road, on the Lynx Trading Estate, predominantly comprising 1980's built industrial units. The M5 Motorway is accessed via the A303 / A358 at Junction 25 circa 20 miles northwest.

Yeovil is home to a variety of local, regional and national retailers and traders, with Leonardo Helicopters (formerly Augusta Westland) one of the areas main employers.

Lynx Trading Estate is an established retail and trade counter estate with surrounding occupiers including Screwfix, Toolstation, Wickes, Greggs and Yodel amongst other national and local occupiers. Yeovil / Westland Airfield is located immediately north of Lynx Trading Estate.





Key Features

- 4.7m eaves height / 6.3m ridge height
- 5 no. roller shutter doors - level access
- Low site coverage circa 20%
- Modern warehouse / trade counter

Description

The building is situated on an irregular shaped site with generally level topography, which extends to approximately 2.085 acres (0.844 hectares). The building site coverage is circa 20% of the total site area with remaining areas surfaced in hardstanding concrete / tarmacadam with provision for 19 car parking spaces. The site is secured via steel palisade fencing.

The subject Property comprises a large industrial site with detached industrial warehouse and trade counter unit with office and ancillary accommodation, arranged and occupied as Huws Gray (Buildbase). We understand the Property was constructed in 2006/7.



Planning

We understand the existing use of the property is a builders merchants however, prospective purchasers should make their own enquires in respect of their use of the site to Somerset Council.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon receipt.

Services

We understand that all mains services are avialble and connected. All fixtures, fittings, and services remain untested by the agents and as such no warranty as to their condition or suitability can be provided.



Rateable Value

The property has a rateable value of £153,000 and is assessed as a Builder's Merchants & Premises.

Accommodation

Description	Approximate Gross Internal Area	
	Sq M	Sq Ft
Trade Counter / Offices	519.3	5590
Warehouse	886.7	9544
Mezzanine	386.9	4165
Total	1792.9	19299

Scaled floor plans are available upon request.



Tenure

The Property is held Freehold under title WS37621.

Price

Offers in excess of **£2,100,000**.

All figures quoted are deemed to be exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

For further information or to arrange a viewing please contact the sole selling agents:

Ben Bushill
07355 035 903
ben.bushill@sw.co.uk

Mark Slade
07771 727 819
mark.slade@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2025

SW
Sanderson
Weatherall