

FOR SALE / FOR LEASE

Unit 6, Artillery Road

Lufton Trading Estate

Yeovil

Somerset, BA22 8RP



WAREHOUSE / INDUSTRIAL / TRADE COUNTER

7,629 sq ft (708.6 sq m)
on 0.49 Acres (0.20 ha)

- + Rare opportunity to purchase industrial premises with large secure yard.
- + Detached trade counter unit, incorporating office, WC and kitchenette.
- + Two self-contained, semi-detached warehouse units to the rear.
- + Large self-contained secure fenced site.
- + Marked car parking provision within secure site.
- + Located on the western side of Yeovil, the prime employment area for the town due to its road connectivity to both the A37 and the A303 via the A3088.



CONTACT US

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PROPERTY OVERVIEW

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Trade Counter / Ancillary	265.3	2,857
Warehouse 1	214.5	2,309
Warehouse 2	228.8	2,463
Total GIA	708.6	7,629
Site Area	0.20 Ha	0.49 Acres

Additional measurements	Roller Shutter		Eaves Height
	H	W	
Trade Counter	2.97m	3.01m	2.95m
Warehouse 1	3.97m	4.93m	6.6m
Warehouse 2	4.99m	4.92m	7.6m

DESCRIPTION

- + Detached trade counter unit, incorporating integral WC, kitchenette, and office areas.
- + Two self-contained semi-detached warehouse units to the rear, at separate levels.
- + Covered storage extension to warehouse units.
- + Large self-contained secure fenced site.
- + Marked car parking provision within secure site.
- + Steel portal frame construction with brick / concrete block / steel profile sheet elevations.
- + Pitched steel profile sheet roof, with 20% translucent roof panels.
- + Suspended strip lighting.

SERVICES

We understand that mains services are provided to the property including water, drainage and 3 phase electricity.

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FURTHER INFORMATION

PLANNING

The property has previously been used as a Builders Merchants, and we anticipate it would also be suitable for Class B1(c) Light Industrial, Class B2 General Industrial, and Class B8 Storage & Distribution uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Builders Merchant and Premises, with a Rateable Value of £38,750.

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate of E (111).



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TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 26th February 2023. The property is available by way of a new Full Repairing and Insuring (FRI) sublease / lease, subject to status. Alternatively, the property is available to purchase on a freehold basis, with vacant possession.

PRICE / RENT

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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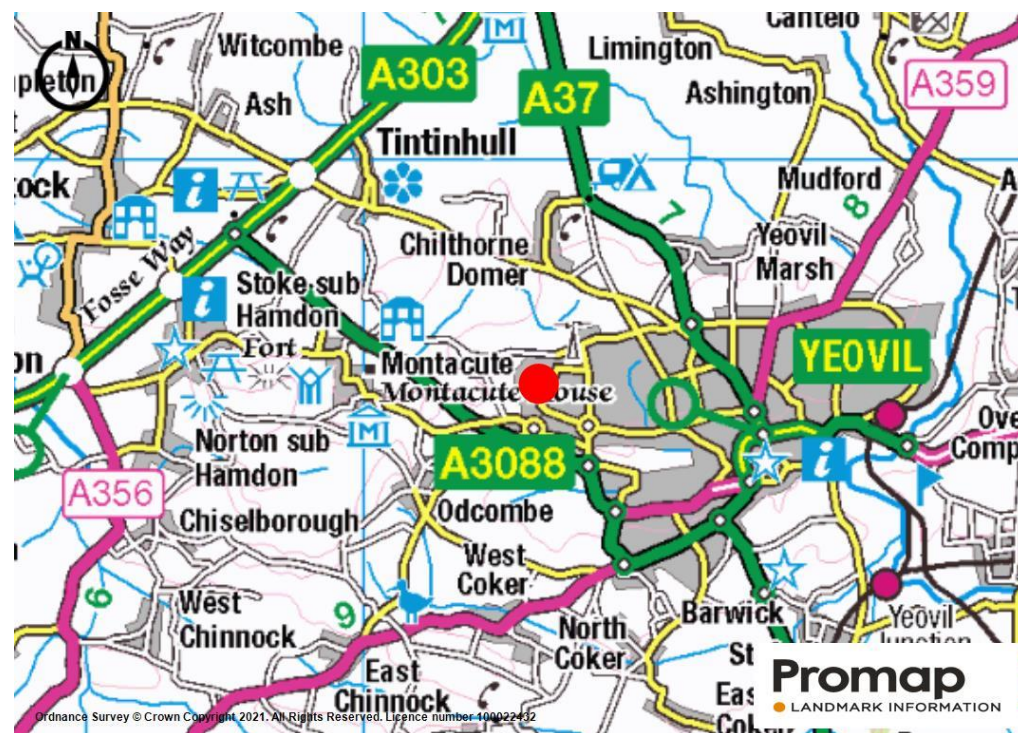
LOCATION BA22 8RP

SITUATION

- + Located on the Western side of Yeovil, the prime employment area for the town due to its road connectivity to both the A37 and A303 via the A3033.
- + Situated on Lufton Trading Estate, a well established industrial / trade counter location.

TRAVEL DISTANCES

- + A37 – 1.8 miles (2.9 km)
- + Yeovil Town Centre – 2.7 miles (4.3 km)
- + A303 – 5 miles (8.1 km)
- + Junction 25 of M5 Motorway – 22.6 miles (36.4 km)
- + Taunton – 26 miles (41.8 km)
- + Bournemouth – 50.2 miles (80.7 km)
- + Bristol – 41.3 miles (66.5 km)
- + Exeter – 52.2 miles (84 km)



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