

DETACHED UNIT FOR SALE WITH YARD IN ALL APPROX. 0.33 ACRES



**WATERCOMBE PARK, LYNX WEST TRADING ESTATE,
YEOVIL, BA20 2HL**

GUIDE PRICE - £595,000

**Chesters
Harcourt**

WATERCOMBE PARK, LYNX WEST TRADING ESTATE, YEOVIL, BA20 2HL

SUMMARY

- Modern detached unit with yard
- Plot of circa 0.33 Acres
- Well located on the Lynx West Trading Estate
- Occupiers in proximity include Leonardo, Toolstation and Blakes
- With a mezzanine and office fit out
- Perimeter security fencing and surfaced yard/car park
- Goods access and loading
- Ideal for Trade counter use

THE PROPERTY

A modern detached unit in a secure plot of 0.33 acres.

Formerly the Lucas building the property has most recently been used as a wholesale retail warehouse.

There is a limited amount of office fit out and a mezzanine storage floor.

A floor plan is available on our website.

THE LOCATION

The property is located on the west side of Yeovil on the Lynx Trading Estate. Access is from Lysander Road, the principal arterial road into Yeovil from the A303 - approximately 8km to the north.

Watercombe Park is located off Watercombe Lane at the Wickes junction with the A38/Lysander Road.



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£595,000 (SUBJECT TO CONTRACT)

EPC RATING

<https://find-energy-certificate.service.gov.uk/energy-certificate/0970-7094-0341-3700-7064>

VOA

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7060685000>

VAT

The property has been elected for VAT

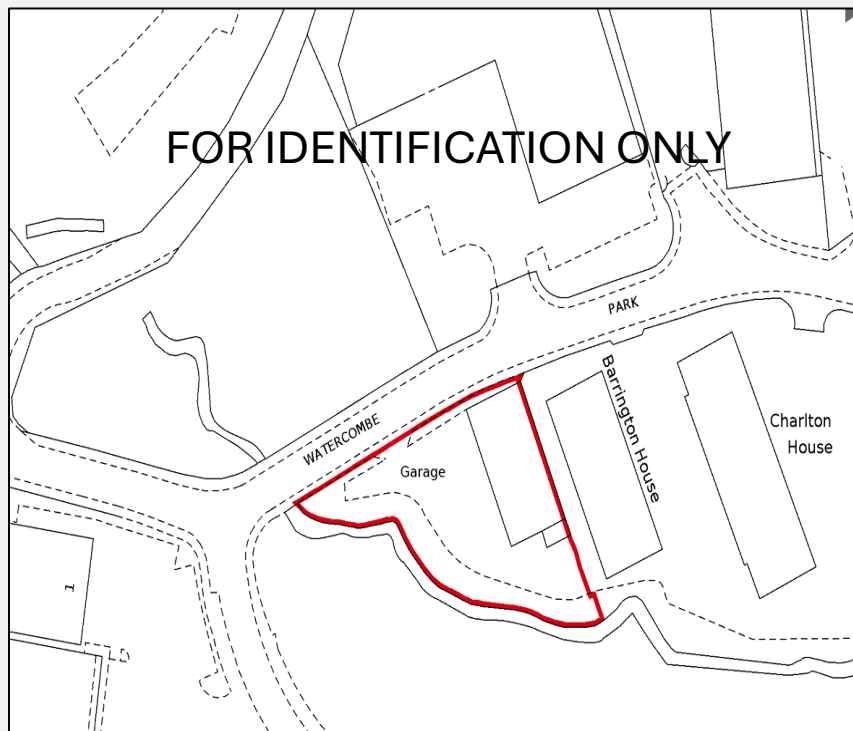
CONTACT

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Floor Areas (Approx. Gross Internal)	Sq ft
Ground Floor	4,243
Mezzanine	1,550
TOTAL	5,793 Sq Ft



**Chesters
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