

Compton Garage

Compton Dundon, TA11 6PP

COOPER
AND
TANNER



To Let £18,000 pa
Former car repair workshop and yard



Compton Garage Compton Dundon Nr. Somerton TA11 6PP

To Let £18,000 pa

Description

A former car repair garage and forecourt offering scope for a variety of potential workshop or storage based uses.

Comprising a single story workshop building that benefits from access leading off the B3151 and via the yard to the side and includes a reception office space.

There is a separately access shared WC and kitchenette.

The forecourt / yard space extends to approximately 0.10 acre (4,350sqft) and has excellent frontage onto the B3151, which connects between Street and Somerton, and extends around to the side of the workshop.

N.B There is an adjoining property not part of the demise and retained access will be required to an adjoining garage space.

Location

Situated at the northern end of Compton Dundon. Well positioned between Street and Somerton and approximately 7 miles from the A37 and the A303.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:

- Immediately available on a new 3-10 year lease
- Full repairing and insuring equivalent basis
- Rent Reviews every 3 years
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.lettingbusinesspremises.co.uk>

Business Rates

Requires re-assessment with the VOA.

Services

We are informed that the property is connected to mains electricity (3 phase), water and drainage.

Local Council

Somerset Council.

Viewings

By appointment only via Cooper & Tanner commercial department: **01761 411010 Opt. 2.**

VAT

We are advised the property is NOT elected for VAT.

Tenure

Available by way of new lease on terms to be negotiated.

Planning

Interested parties must satisfy themselves regarding previous or future planning matters with regard to their intended use.

EPC Rating

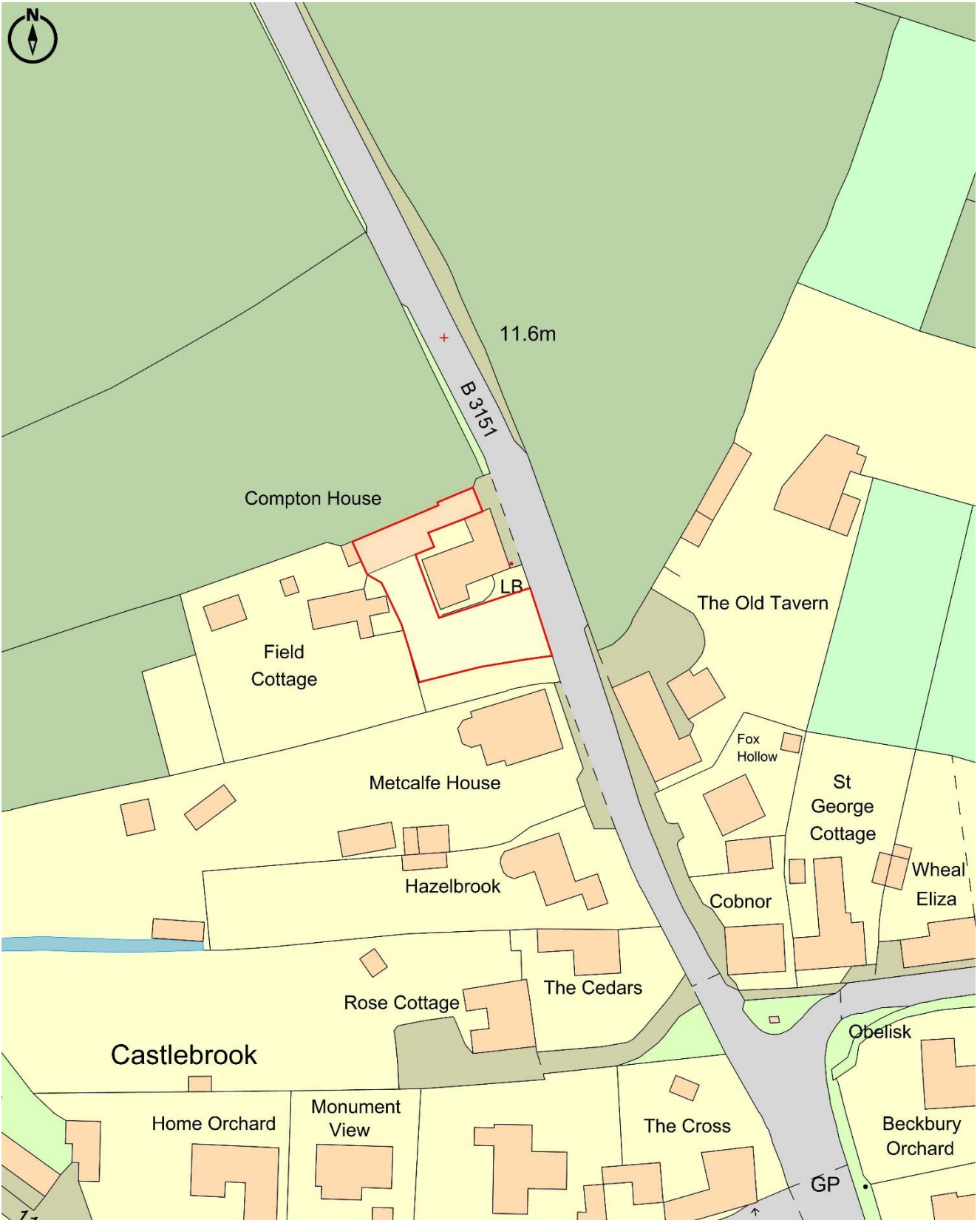
Awaiting EPC.

Asbestos

We have not been provided with an Asbestos Management Survey. Interested parties must satisfy themselves in this regard.

Disclaimer

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COMMERCIAL DEPARTMENT

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