

3 Creeches Lane

Walton, Near Street, BA16 9RR

COOPER
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Description

A versatile workshop/warehouse building with ancillary office accommodation, extending to approximately **2,300sqft GIA**, and good sized yard to the front with a plot size of approximately **0.19 acres**.

The principal building measures 12.5m deep x 14.5m wide (181.25sqm/1,950sqft) to include the workshop, two offices and a kitchenette. 4.6m to the ridge height. Sliding doors to the front.

There is an adjoining store to the left hand side measuring 7.35m deep x 4.45m wide (32.7sqm / 352sqft) with concertina door to the front and includes a 'Porta-Loo' unit.

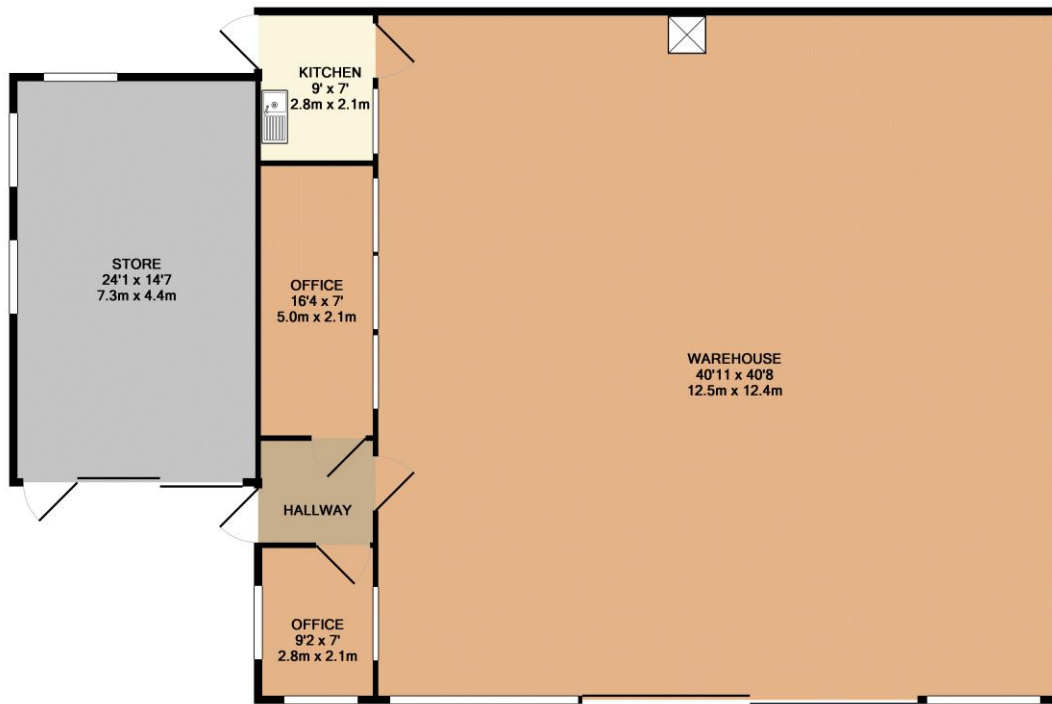
Agents note: Photographs taken during 2019 marketing. To be updated.

Currently occupied for storage and vehicle repairs the property has historically been used as a car garage and general warehousing depot. The property would suit a continued commercial workshop or similar use but may offer scope for redevelopment opportunities, STPP.

£235,000 Freehold

Situated off Creeches Lane, Walton less than 1 mile from Street, Somerset. The A39 which leads through Walton links to the M5 and Bridgwater.

Indicative Floor Layout



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Local Council: Somerset Council.

Business Rates: Rateable Value £7,900 (2026 list). Area held by VOA 210.43sqm. Not rates payable and small business rate relief may apply.

VAT: The property is not elected for VAT.

Use & Planning: Parties must satisfy themselves with regard to any existing, historic or potential planning matters. The building is currently used for storage and repair of vehicles.

EPC: E/124. 0980-2946-0351-0710-5004

Asbestos: An asbestos management survey has been commissioned and is available.

Viewings: Via prior appointment through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

Tenure: Freehold, with vacant possession on completion.

Services: We are informed that mains water and electricity are connected. LPG space heater within the workshop. Private drainage. Prospective purchasers should satisfy themselves in this regard.

What3Words Location: ///mixer.pillow.fulfilled

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

Cooper and Tanner

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