



# 26

Oxford Road  
Pen Mill Trading Estate  
Yeovil  
Somerset BA21 5HR

Well-located trade counter business unit (vacant possession) with a second unit (under lease) providing workshops, stores and office. Freehold for sale.



10027.00 sq ft

- Located on popular trading estate
  - Trade counter unit
- Storage, office and workshop space
  - Parking and loading facilities
  - Available to lease or for sale
- Additional £10,620 per annum investment income

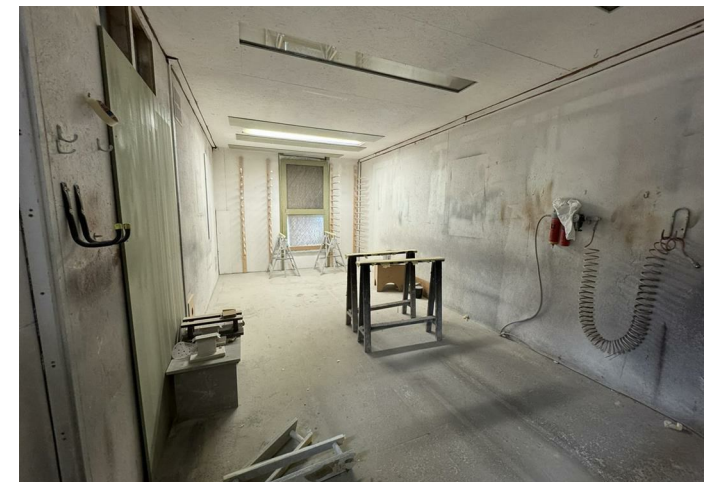


Offers in Region Of **£600,000**

Freehold

Private Treaty

Dorchester Commercial  
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[commercial@symondsandsampson.co.uk](mailto:commercial@symondsandsampson.co.uk)



## THE PROPERTY

The property comprises the former premises of Davenport Saws, a trade counter business unit with workshops and stores comprising 458.68 sq m (4,937 sq ft) of ground floor space, which is currently vacant. There is also a later extension providing workshop, storage and office facilities totalling 472.82 sq m (5,089 sq ft) over ground floor and mezzanine. The extension is currently occupied under a separate commercial lease and providing £10,620 per annum in rental income. The buildings are predominantly steel-framed structures with a mixture of profile steel and brick cladding beneath corrugated cement fibre roof finishes. The property is served by an asphalt surfaced parking, loading and access area to the front, with the entrance directly off Oxford Road. It is in an area of similar business units and forms part of the wider Pen Mill Trading Estate.

The former trade counter premises is also available to lease for £30,000pa.

## FREEHOLD SALE

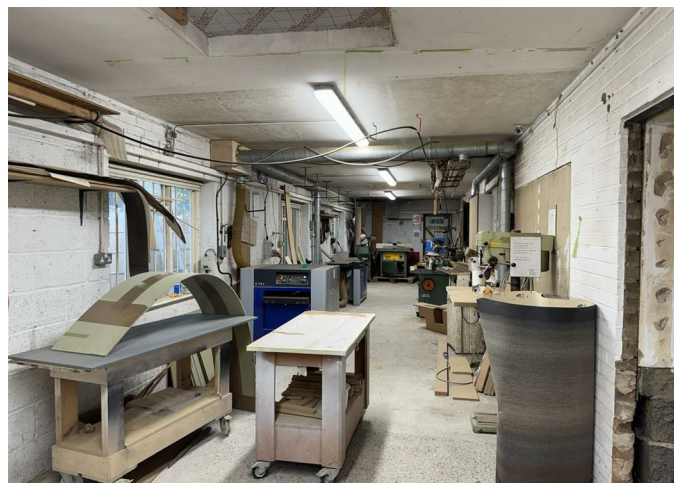
The freehold title is available to purchase, to include both units totalling 10,026 sq ft, of which 458.68 sq m (4,937 sq ft) is vacant and 472.82 sq m (5,089 sq ft) is occupied under a rolling 6-month commercial lease, generating £10,620 per annum in rental income.

## AVAILABLE TO LET

The trade counter business unit with workshops and stores comprising 458.68 sq m (4,937 sq ft) of space is available to let separately under a commercial lease on terms to be agreed.

## SITUATION

Pen Mill Trading Estate is a vibrant and established business hub located in Yeovil, offering a variety of shops and services for both locals and visitors. It is located approximately 1 mile from Yeovil's town centre.



## LOCAL AUTHORITY

Somerset Council Tel: 01935 462462

Business Rates:

Trade Counter RV: £24,250

Later extension RV: £18,000

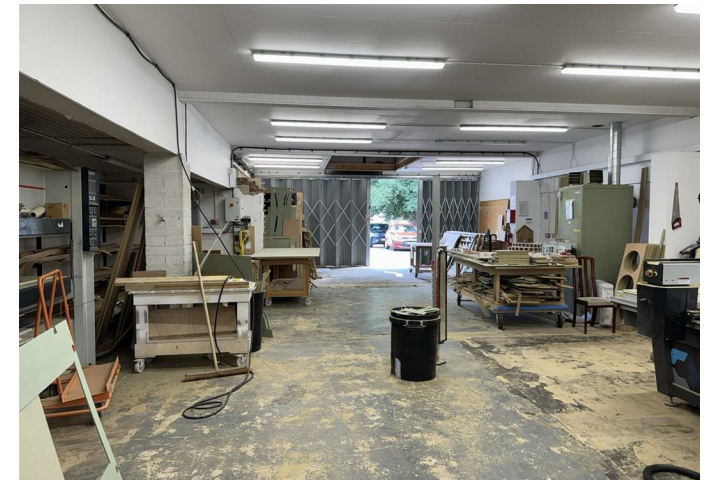
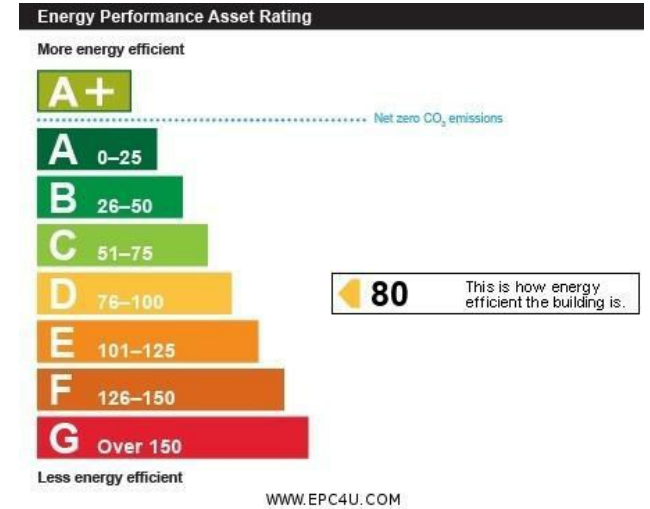
## SERVICES

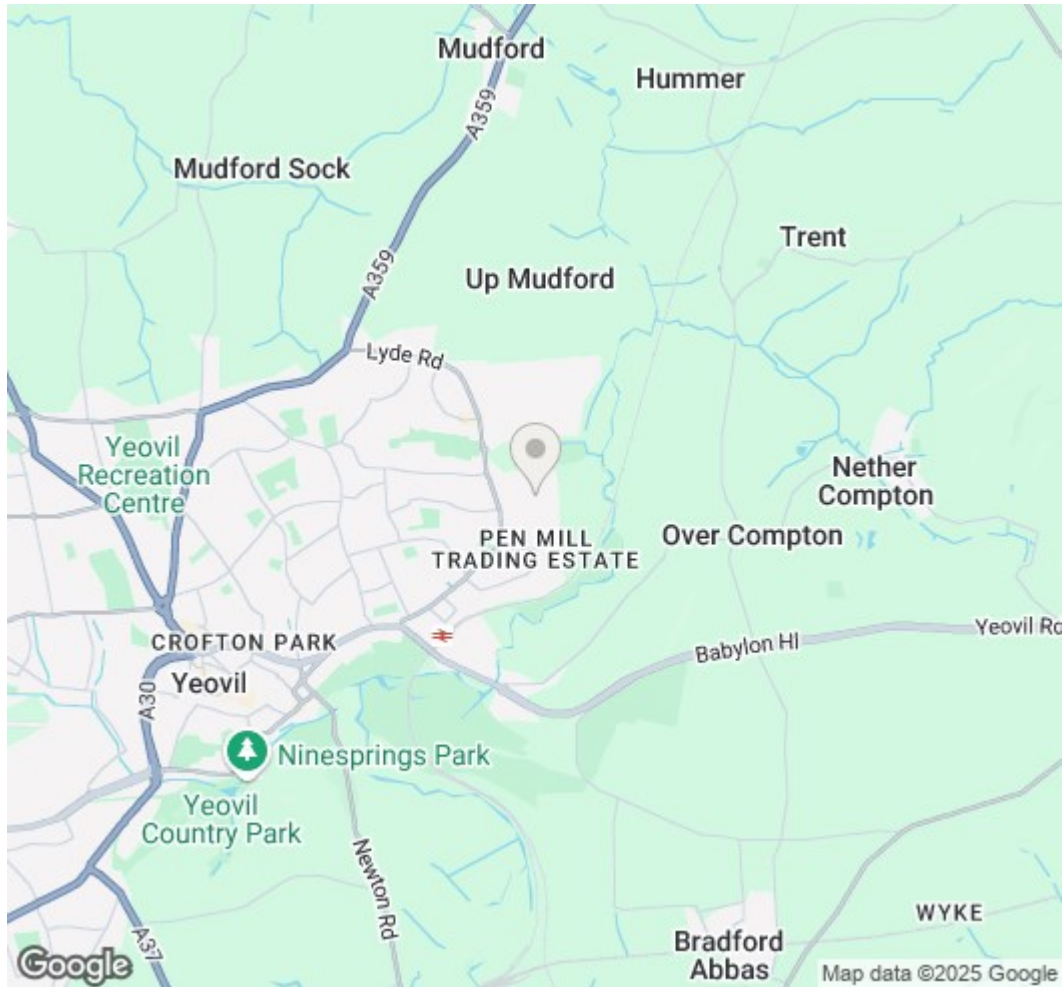
Mains electricity, water, gas and drainage.

Mobile coverage is good and Ultrafast Broadband is available. (ofcom.org.uk)

## DIRECTIONS

What3words///offers.gather.ask





RH/29/07/25



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