

gth



Industrial Unit & Yard

Patten Bros. Haulage Yard, Dowlish Ford
Ilminster, TA19 0PF

Key Facts

- Convenient access to the A358 and A303, 0.7 miles from Ilminster.
- Former haulage yard and buildings, suitable for a variety of uses.
- Site 1 acre, plus workshops, stores and office, totalling 4,697 sq ft.
- Extensive concrete and crushed hard core yard area for open storage.
- New lease by arrangement at £25,000 per annum.

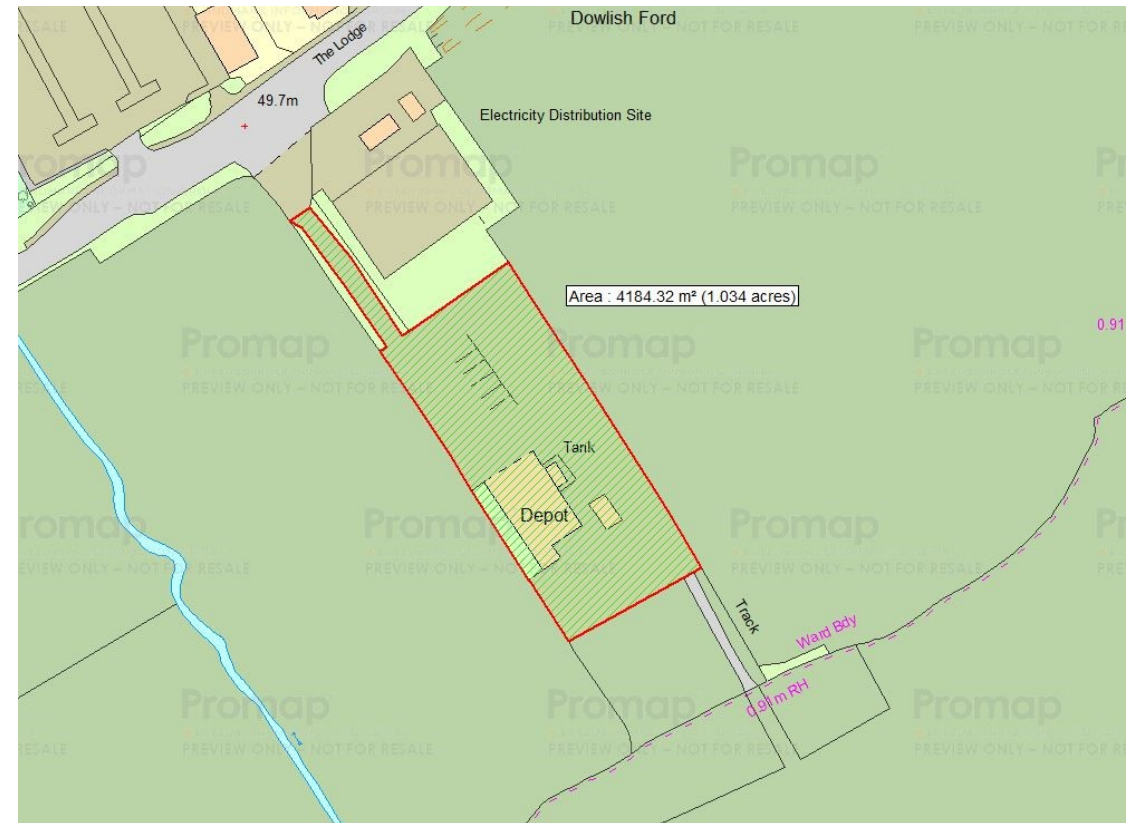
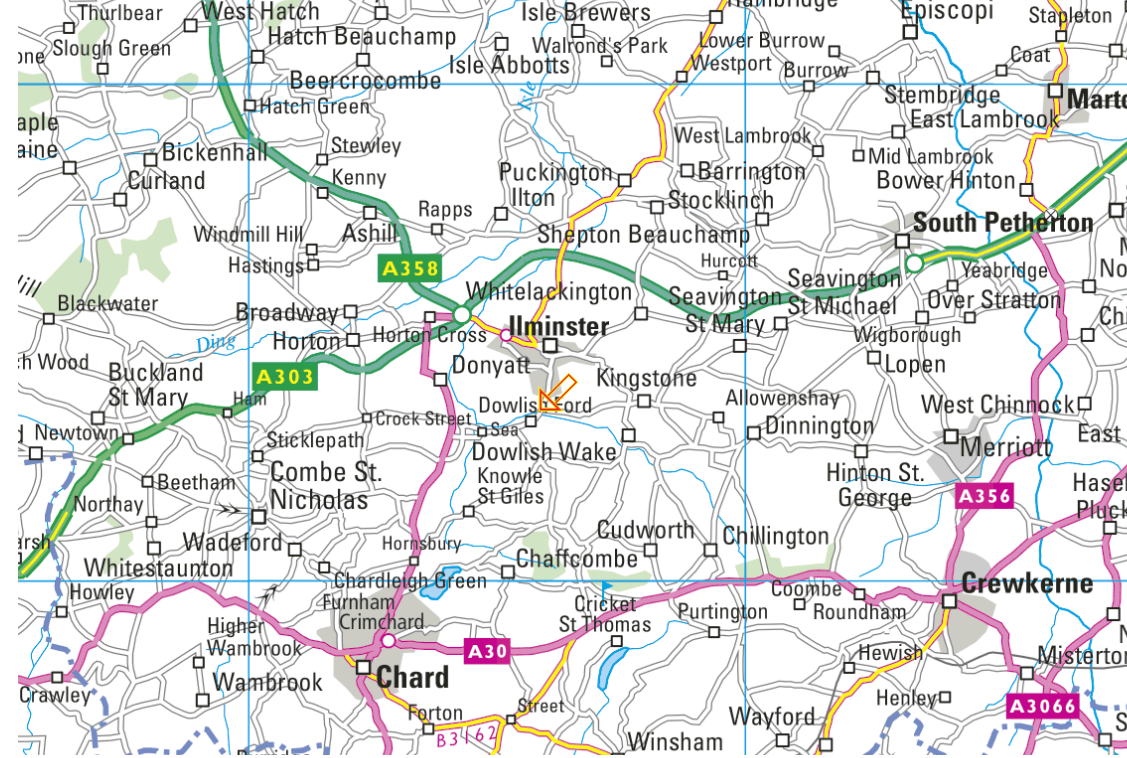
Location

Located approximately 0.7 miles south of Ilminster's town centre, Dowlish Ford is accessible from the town and the A358 to the west, both providing convenient access to the A303 and A358, which links to Taunton and the M5 motorway to the north.

Description

The property comprises a secure site formerly used as a haulage yard, totalling 1.034 acres with direct access off the main road.

The principle building is an open fronted and steel framed with a separate internal secure workshop and store, a concrete floor, an inspection pit, three phase power and a minimum eaves height of 4.13m. A small lean-to store is attached to the rear. Also on site is a separate office building with night storage heating, UPVC double glazed windows, a kitchen and WC facilities. Externally, there are concrete and crushed stone yard areas suitable for open storage. The property has mains water, electricity and private drainage via a septic tank.





Accommodation

Workshop/Store	380.92 sq m	4,100 sq ft
Rear Lean-to Store	<u>24.20 sq m</u>	<u>260 sq ft</u>
<i>Sub-total</i>	<i>405.12 sq m</i>	<i>4,360 sq ft</i>
<i>The above includes a 705 sq ft internal workshop and a 200 sq ft store.</i>		
Office	29.45 sq m	317 sq ft
Kitchen	<u>1.90 sq m</u>	<u>20 sq ft</u>
<i>Sub-total</i>	<i><u>31.35 sq m</u></i>	<i><u>337 sq ft</u></i>
Total	436.47 sq m	4,697 sq ft

Business Rates

The premises' have a rateable value of £27,500 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

Energy Performance Certificate

An EPC is not required due to the construction and size of the premises.

Terms

The property is available to let via a new lease for a term by arrangement at a guide rent of £25,000 per annum.

VAT

We are advised that the property is not registered for VAT, therefore VAT will not be payable on the rent.

References/Rent Deposit

Financial, accountancy and other references may be sought from prospective tenants. The applicant may be required to provide a rent deposit or guarantee, subject to landlord's discretion.





Viewing

Strictly by appointment by sole agents:

Greenslade Taylor Hunt

9 Hammet Street, Taunton TA1 1RZ

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