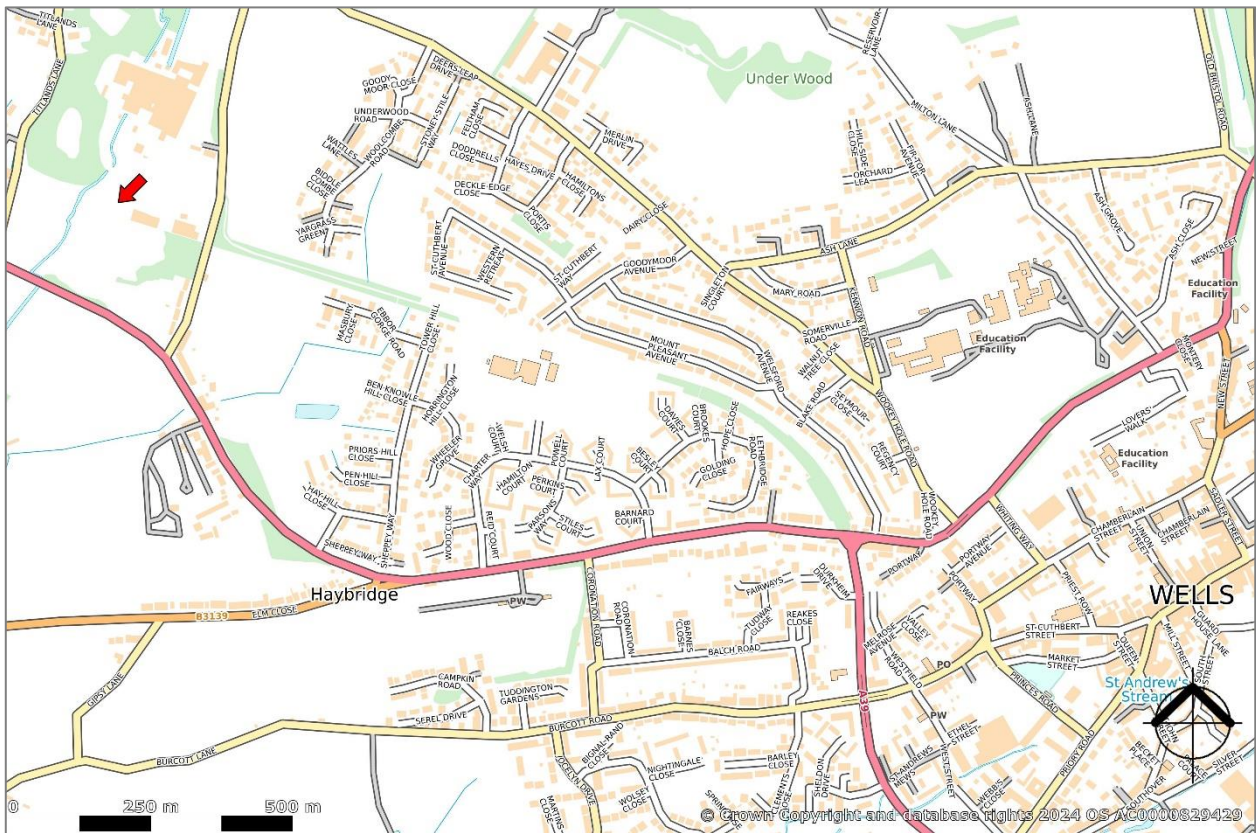
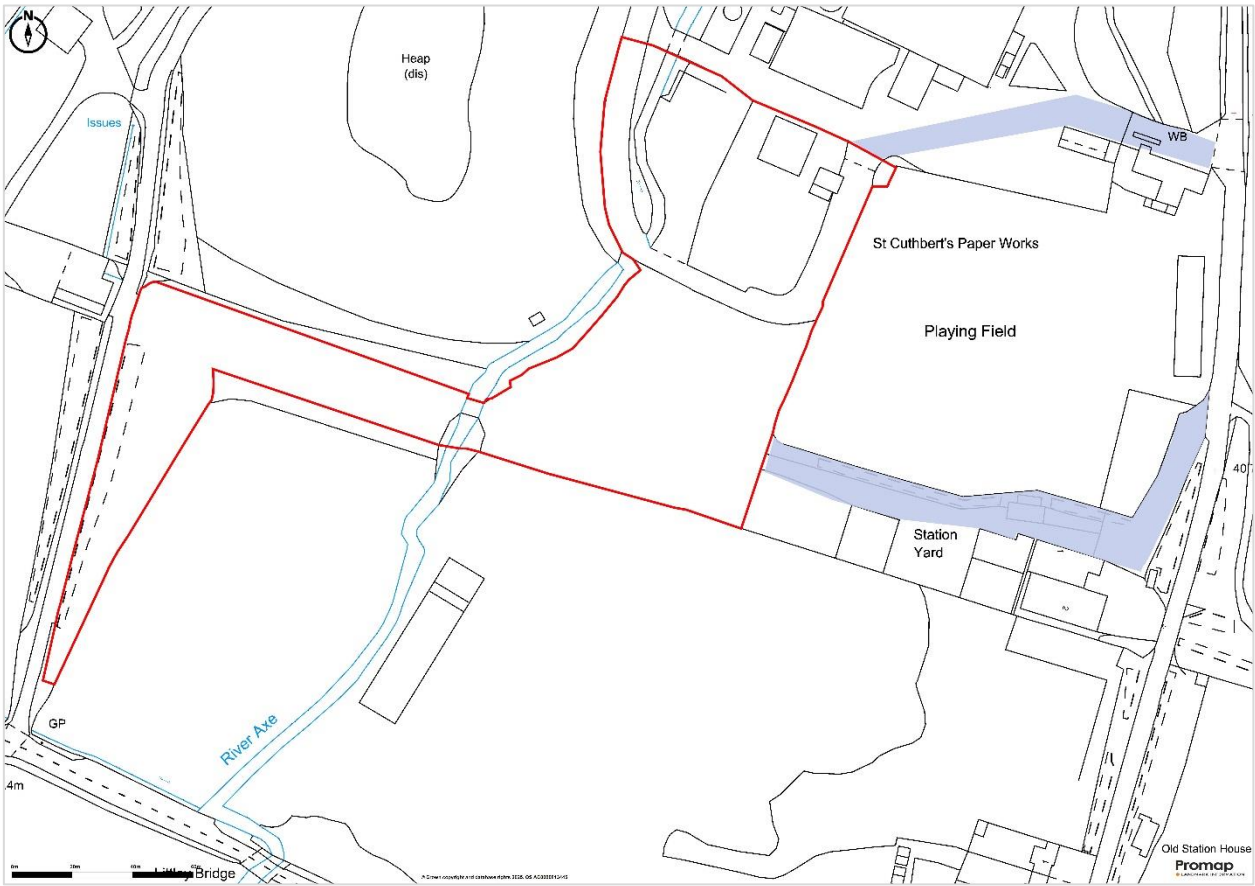


# Open Storage Yard at Old Railway Yard Haybridge, Wells, BA5 1AH

COOPER  
AND  
TANNER



To Let up to 1.57 ha / 3.9 acres - POA



What3Words Location:  
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# Open Storage Yard Old Railway Yard Haybridge Wells BA5 1AH

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## To Let asking rent £0.75 - £1.25sqft, plot size depending

### Description

Up to approximately 3.9 acres / 1.57 hectare of open storage land available to let as a whole, as edged red, or in parts on new lease terms. Enquiries are invited.

The property comprised an area of open storage land, predominately unsurfaced/compact hardcore and some parts concrete. Currently used for storage of heavy plant and equipment, it would suit a variety of open storage land uses, and all enquiries are invited.

Access is taken via a right of way over the Landlord's retained land identified shared blue on the attached plan.

It is available in parts or as a whole, up to 3.9 acres. Lot sizes would be a minimum of 0.25 acres.

Situated at Haybridge on the outskirts of Wells to the south of St Cuthberts Mill. The Property is well screened and situated behind security gates.

### Planning

We understand that the site benefits from an historic certificate of lawfulness for use as building/civil engineers depot and has been used for plant and vehicle storage. Prospective tenants must satisfy themselves in respect of current and potential planning for any intended uses.

### VAT

The property is not elected for VAT.

### EPC Rating

Not applicable.

### Business Rates

Rateable Value will need to be reassessed depending upon demised area taken. For reference open unsurfaced land at the Property is in part rated at £2sqm at base rate.

### Services

None currently connected. Water and electricity supplies nearby. Interested parties to satisfy themselves in this regard.

### Viewings

By appointment only via Cooper & Tanner.

### Lease Terms

Flexible lease terms would be considered. General assumption on quoting rent is that terms to be negotiated based on the following.

- A new full repairing and insuring lease
- Reviews and Break-Clauses at 3-yearly intervals
- 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 £400 + VAT towards Landlord's proper and reasonable legal costs
- Subject to references/credit checks.

### Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract.  
<http://www.leasingbusinesspremises.co.uk>

## COMMERCIAL DEPARTMENT

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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

