

# Yard Rear of Torr Works Quarry

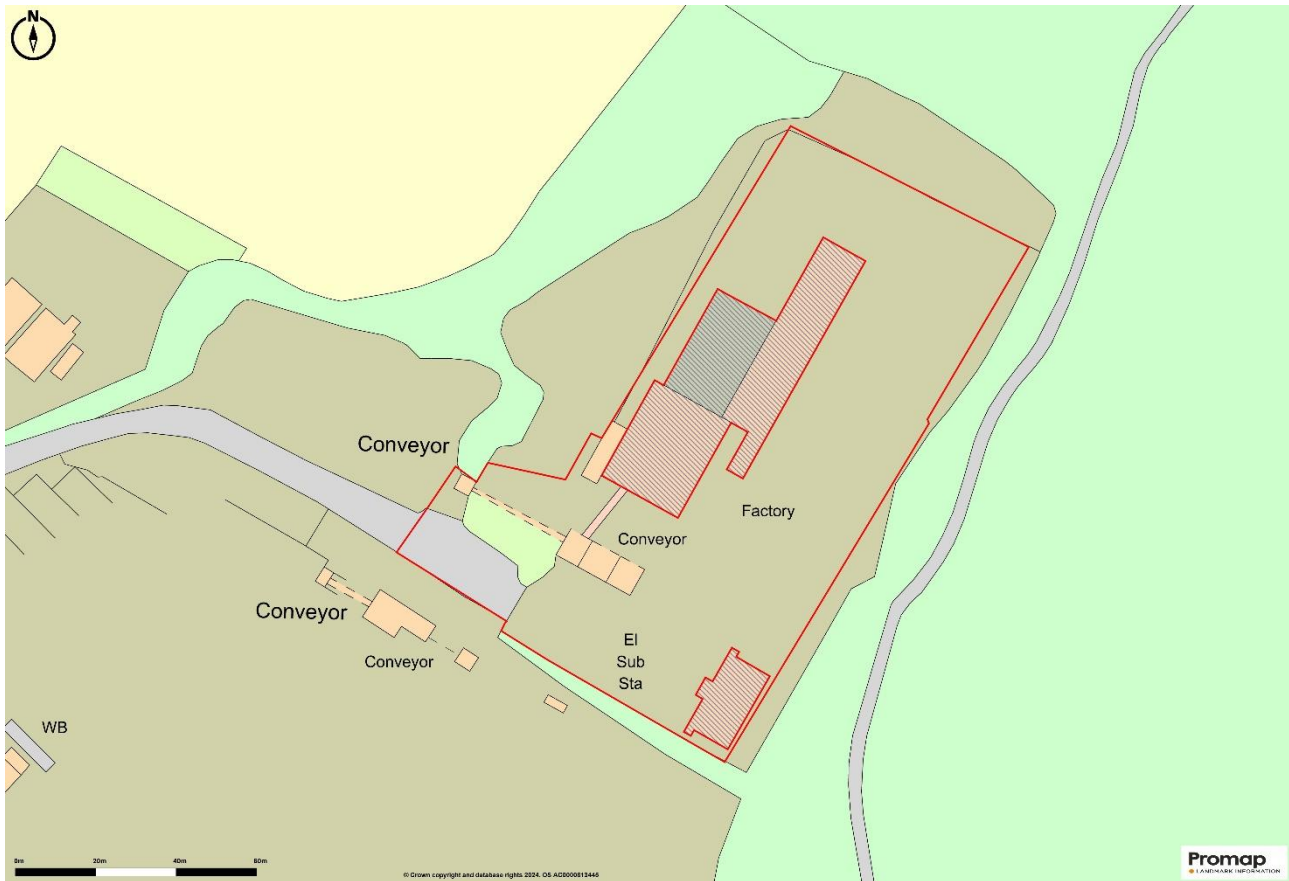
Near Shepton Mallet, BA4 4SQ (off A361)

COOPER  
AND  
TANNER

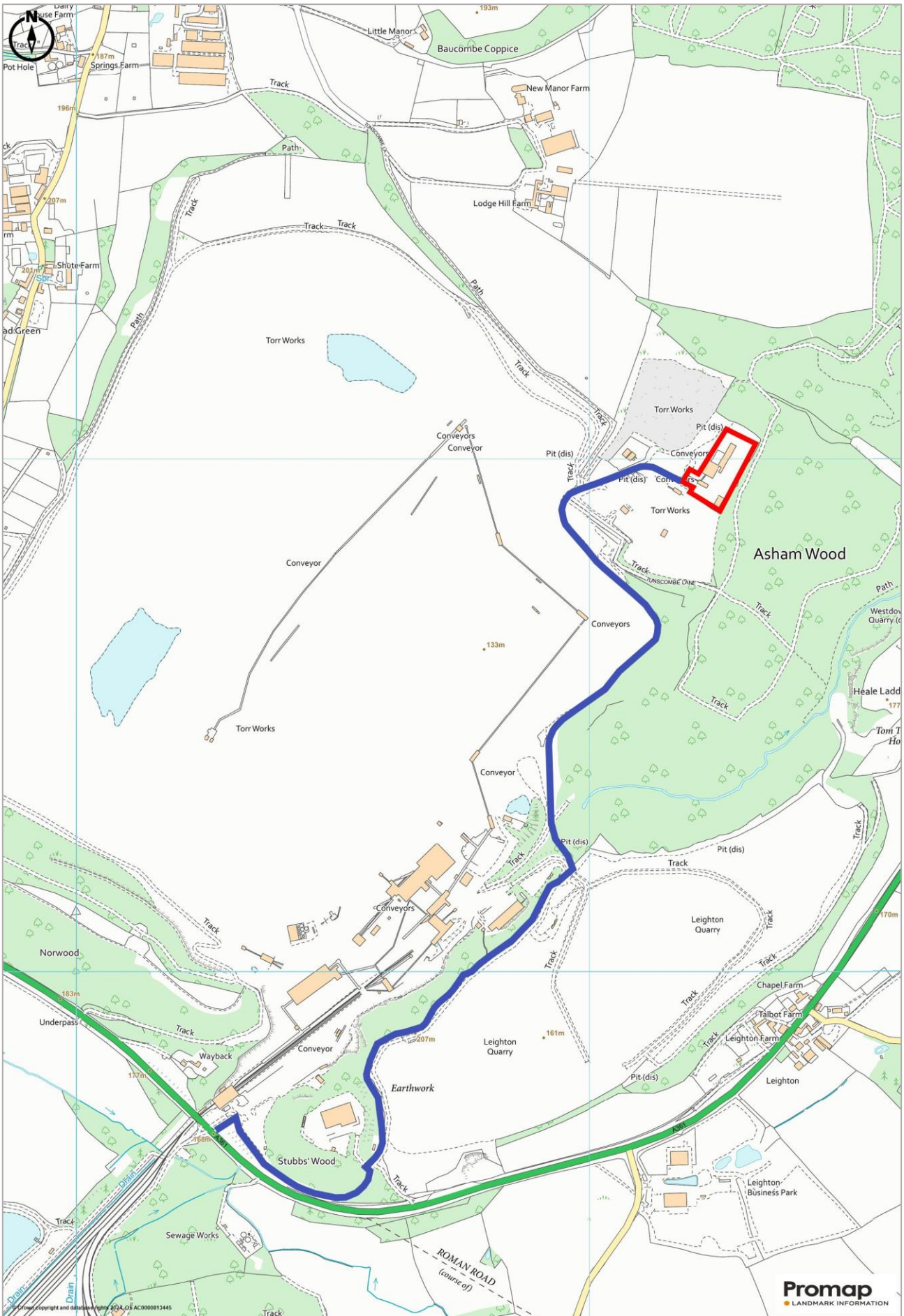


An extensive open storage yard extending to approximately 2 acres. Former block making works, redundant buildings excluded from the demise but may be available by separate negotiation. Access via ROW. Available immediately.

To Let – £30,000pa



Indicative Site Plan – Exact Boundaries To Be Confirmed



### Description

An opportunity to lease an extensive area of open yard storage, well suited to haulage, aggregates and local quarry based businesses due to location and convenient road access via the A361.

The site comprises approximately 2 acres (0.8 hectares) of level concrete yard space well suited to open storage and processing.

Accessed via a right of way, as indicated blue, leading from the A361 through Torr Works Quarry (Aggregate Industries). Access is approximately 1.5 miles from the A361 via the quarry roads, partly unsurfaced and steep in part.

There are a range of specialist former block /brick manufacturing buildings including factory, block curing tunnel and office building. These are excluded from the demise but may be included subject to separate negotiation and the tenant taking them on an improvement lease to undertake any necessary works required for their continued use.

### Lease Terms

Lease terms to be negotiated assuming the following minimum terms:

- Flexible on lease term duration (short term agreements may also be considered)
- A rent free incentive will be considered at commencement of lease depending upon the proposed Tenant improvement works.
- Tenant breaks and upward-only reviews at sensible intervals (i.e. 3 or 5 yearly patterns)
- Service Charge TBC
- FR&I basis
- Lease to be Contracted Out (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs. Minimum contribution of £500 + VAT.
- Deposit subject to references/credit checks

### VAT

VAT is **not** payable on the rent.

### 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: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Planning

We understand that the site has been used as concrete block and brickworks and premises. Interested parties should rely on their own enquiries with the local planning authority.

### Local Council

Somerset Council

### Business Rates

Rateable Value to be confirmed.

N.B the current Rateable Value of £74,500 (not rates payable) includes the buildings currently on site. The assessment will need updating to allow for removal of buildings and rating description.

### EPC Rating

Open yard storage – EPC not applicable.

### Services

We understand that the Property is connected to mains electricity (3phase) and mains water supply. Interested parties must satisfy themselves in this regard.

### Asbestos

Not applicable for the yard. An asbestos management survey is available in respect of the buildings.

### Viewings

By strict appointment only through the sole agents. Appointments must be made prior via the agent and viewing instructions will be provided prior to arrival.

**Cooper and Tanner Commercial Department**

**Tel. 03450 34 77 58**

### Location

Situated to the north east of Torr Works Quarry. Situated off the A361 between Shepton Mallet and Frome. Viewers to follow on site instructions.

**W3W ///intention.newly.reeling**

## COMMERCIAL DEPARTMENT

Cooper and Tanner

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