

18 Oxford Road | Yeovil

| SOMERSET | BA21 5HR |

Lambert
Smith
Hampton



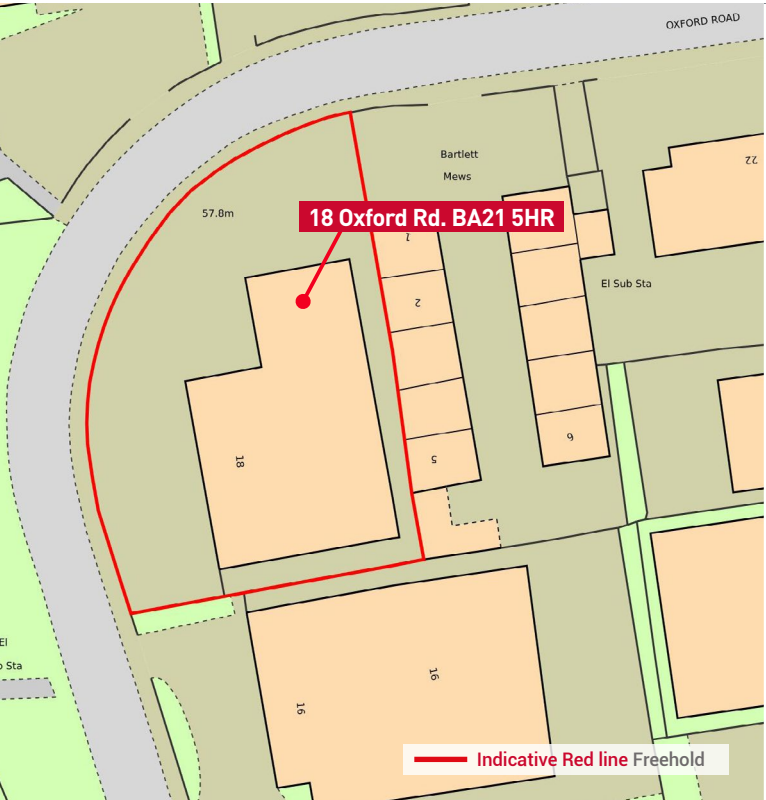
OPPORTUNITY SUMMARY

- ✓ Freehold opportunity
- ✓ Prominent corner plot on an established trading estate
- ✓ Extensive on site parking providing excellent circulation and two points of vehicle access
- ✓ Excellent transport connectivity
- ✓ Opportunity for owner occupiers or investors

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FOR SALE – TRADE COUNTER, WAREHOUSE & OFFICE ACCOMMODATION

ON BEHALF OF JOINT ADMINISTRATORS



Location & Situation

The property is situated within the Pen Mill Trading Estate on the eastern side of Yeovil, in the county of Somerset. Oxford Road itself is a mixed commercial and residential street located approximately 1.3 miles northeast of Yeovil town centre.

The road forms part of an established industrial and business area, accommodating a range of commercial occupiers including engineering firms, trade counters, storage operators and light industrial users. The postcode BA21 5HR is specifically identified as being within the Pen Mill Trading Estate, which is an urban employment location.

The property benefits from good transport connectivity. Yeovil Pen Mill railway station is located approximately 0.6 miles from the property, providing regional rail access. Several bus stops are also located nearby on Lyde Road and adjacent residential streets.



Description

The property comprises a detached steel portal framed building incorporating a combination of pitched corrugated roofing and flat roof sections. The external elevations are of brick external face, fitted with single glazed, timber framed windows, and a uPVC glazed entrance door serving the trade counter. The warehouse is accessed via a manual roller shutter door, with an additional electric roller shutter door positioned in front of the uPVC entrance for enhanced security.

Internally, the property provides a trade counter area with an open plan office, and a standard retail style fit-out with suspended ceiling tiles and a mixture of LED and fluorescent strip lighting. The warehouse/stock room is of typical industrial specification, with concrete flooring, exposed steel beams, corrugated roof panels, fluorescent lighting, and

block painted internal walls. Within the warehouse is a sectioned zone comprising ancillary space, workshop, office accommodation, and W.C. facilities, with additional ancillary areas, further office accommodation, and staff facilities located at first floor level, including further accommodation above the front elevation.

Externally, the property benefits from a substantial tarmacadam surfaced car park located to the front and side elevations, capable of accommodating at least 30 vehicles, and served by two separate entrance/exits, allowing efficient vehicle circulation.

The site measures approximately 0.43 acre (0.17 hectare).

EPC

EPC rated **E(117)**.





Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Building/Description	Sq Metres	Sq Feet
Ground Trade counter & open plan office	388.72	4,184
Warehouse, office accommodation, staff facilities & ancillary space	253.16	2,725
First Office accommodation, ancillary space and staff facilities	100.08	1,078
Ancillary space (at front elevation)	74.18	798
Total Gross Internal Area:	816.14 sq m	(8,785)

Proposal

Quoting price of **£550,000**
(Five hundred and Fifty thousand pounds).

Business Rates

We have made enquiries and note the property appears in the 2026 Rating List and is listed as follows:

Address/Description	Rateable Value
18 Oxford Road, Yeovil, Somerset, BA21 5HR Warehouse & Premises	£40,500

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Tenure

We understand the property is held on a **Freehold** title under **ST96572**.

The property will be sold with **vacant possession**.

Viewing and Further Information

Viewing strictly by prior appointment.

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SALE ON BEHALF OF THE JOINT ADMINISTRATORS

This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

ANTI - MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.