



Warehouse/Workshop — For Sale

Unit 25 Bennetts Field Trading Estate, Wincanton

Unit 25 Bennetts Field Trading Estate, Wincanton, Somerset, BA9 9DT

- Located on a popular trading estate close to the A303.
- Suitable for B1, B2 and B8 Uses.
- An attached unit with offices and five parking spaces.
- Unit totalling 205.92sq m / 2,217 sq ft

Guide Price: £215,000

Location

The site is located on Bennetts Field Trading Estate which is a popular trading estate on the outskirts of Wincanton and close to the A303, the main roads between London and the Southwest of England.

Wincanton is an expanding town with a resident population of approximately 3,000 residents with a range of local amenities to include supermarkets, petrol filling stations, public houses, a Travelodge and many independent businesses.

The A303 trunk road linking Exeter to the south east of England is within a short drive, Yeovil is 15 miles to the west and Taunton 38 miles further west.

Description

A single storey industrial unit located on a corner plot within a popular estate. The property is of steel portal frame construction with brick facing and blockwork elevations and corrugated metal sheeting above. The pitched roof is clad in single skin corrugated metal sheeting with inset light panels and an insulated lining.

Internally, the property provides an open plan



warehouse with reception, kitchen and WC. There are two pedestrian access points and a manual sectional roller shutter door with and emergency escape at the rear. Externally, there is parking for five cars.

Services

The property is connected to mains electric (3-Phase), gas, water and drainage.

Accommodation (Approximate G.I.A)

Ground Floor	205.92sq m	2,217sq ft
Total	205.92sq m	2,217sq ft

EPC

The property has an asset rating of C(75).

Rateable Value

The unit has an asset rating of £10,250. Relief is available to some occupiers where the rateable value is less than £15,000. Some occupiers will be eligible for 100% relief if classed as a small business.

Terms

The property is available to purchase at a freehold guide price of £215,000 with vacant possession .

gth

Greenslade
Taylor Hunt



VAT

The unit is not registered for VAT.

Viewing

Strictly by appointment with Greenslade Taylor Hunt:-

Joseph Hughes / Zack Dennington

Email: commercial.yeovil@gth.net

Tel: 01823 334455

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

