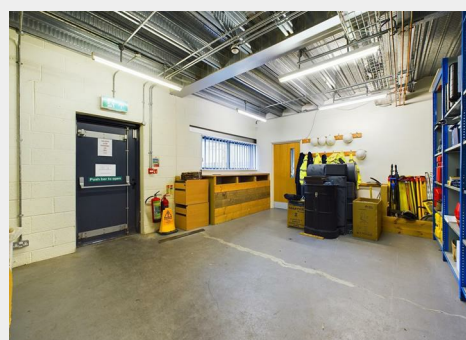
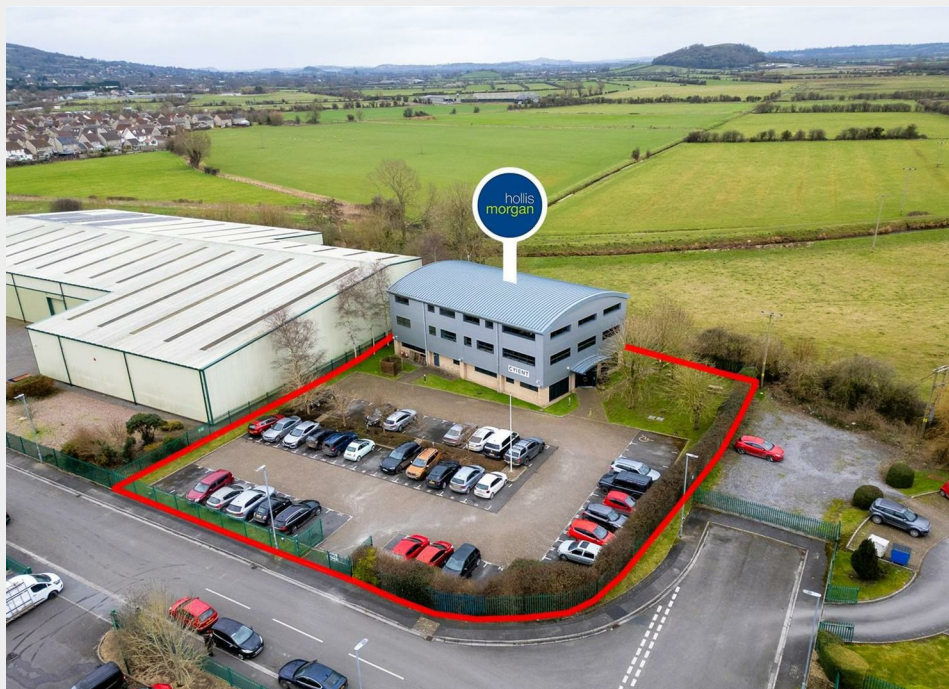


Astrolabe Building, Cheddar Business Park Wedmore Road, Auction Guide Price +++ £975,000



- FOR SALE BY ONLINE AUCTION
- AUCTION DATE TBC
- DOWNLOAD FREE LEGAL PACK
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- AUCTION DATE TO BE CONFIRMED
- FREEHOLD COMMERCIAL INVESTMENT
- FULLY LET £9,700 pcm | £116,400 pa
- 10,749 Sq Ft | PARKING | 0.65 ACRE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – LIVE ONLINE AUCTION – A Freehold COMMERCIAL INVESTMENT comprising detached MODERN OFFICE BLOCK (10,749 Sq Ft) with PARKING | Fully let £116k pa

Astrolabe Building, Cheddar Business Park Wedmore Road, Cheddar, Somerset, BS27 3EB

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Astrolabe Building, Cheddar Business Park, Wedmore Road, Cheddar, Somerset BS27 3EB

AUCTION DATE TO BE CONFIRMED

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold detached commercial premises (10,749 Sq Ft) operating as offices and occupying a 0.65 acre site with parking in Cheddar Business Park which is an established trading estate located on the southern edge of the village of Cheddar. Sold subject to existing tenancy.

Tenure - Freehold
EPC - D

THE OPPORTUNITY

COMMERCIAL INVESTMENT | £116,400 PA

The property is subject to a leasehold interest registered under title number ST309182 of the whole of the property. The contractual term of the lease expired on 30 June 2023 and the tenant is holding over under the Landlord and Tenant Act 1954. The managing agents have confirmed that they are collecting £9,700 per month | £116,400 per annum. Part of the second floor is let to Artichoke (Kitchen Cabinet Makers) Ltd pursuant to the terms of the underlease dated 15 January 2025. We understand the rent is £42,000 per annum exclusive of VAT (Please note this is included with the total income of £116,400 per annum) This underlease contains a mutual break clause. Please refer to online legal pack for copies of lease and further information.

VAT

The property is liable for VAT - please refer to legal pack.

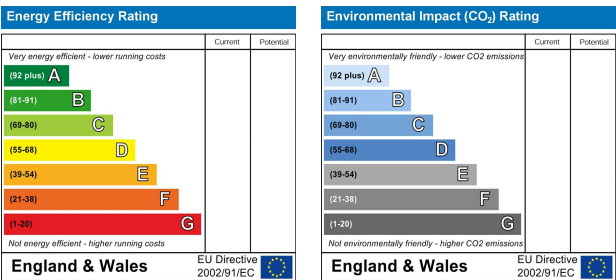
LOCATION

Cheddar is a picturesque and well known village situated within the heart of Somerset and located on the edge of the Mendip Hills. The village has a lot to offer including banks, a building society, post office, a wide selection of shops, a medical centre, dental surgery and good access to Weston Hospital. Within Cheddar there is a three-tier school system where children up to the age of nine will attend the first school (www.cheddarfirst.uk.org), before moving on to Fairlands Middle School (and on to Kings of Wessex Community School (Independent schools nearby are Sidcot, Wells Cathedral School and Millfield. The village also has a wide selection of outdoor pursuits including sailing, abseiling and rock climbing and benefits from a selection of fitness and swimming classes held at the local Kings of Wessex Leisure Centre. The closest motorway access is Junction 22 at Edithmead and the town has good access to the City of Bristol and the seaside town of Weston-super-Mare. There is further access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21) and there is an international airport at Lulsgate. Famous local attractions include Cheddar Gorge, Wookey Hole Caves and Glastonbury Tor and walkers will enjoy the trek up to Crook Peak.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.