

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image shows a modern industrial building with green roll-up doors, a grey door, and yellow roll-up doors. A wooden pallet is leaning against the yellow door. The sky is blue with some green trees in the background.

gth

Industrial/Class E Unit

## For Sale

**Unit F Acorn Business Centre, Livingstone Way, Bindon Road,  
Taunton, Somerset, TA2 6BD**

- Located on an popular established trading estate.
- Terraced unit close to Taunton's town centre.
- Recently used as a gym/fitness centre but suitable for industrial and other Class E uses.
- 1,860 sq ft. with parking/loading to front and two separate spaces.

**Available Freehold. Guide Price £210,000**

## Location

Acorn business Centre is located on Livingstone Way off Bindon Road approximately 1.5 miles northwest of Taunton's town centre. The unit benefits from good access to Silk Mills Road and the A358, whilst the A38 is within a short drive to the south providing direct access to Junctions 25 & 26 of the M5 motorway.

The business centre is an established mixed use commercial estate with a variety of occupiers that includes a local community shopping centre and Co-op.

## Description

A terraced unit within a courtyard development of metal framed construction with blockwork walls and insulated metal profiled steel cladding, this to include the roof.

The property offers the following features:-

- Roller shutter door H 3.0m by W 2.67m
- Pedestrian door and two fire escape doors.
- Minimum eaves 2.4m. Maximum eaves 3.4m.
- Single WC and separate WC with shower.
- Four windows to rear and gable elevation with security grills.
- Roof lights and surface mounted fluorescent strip lighting.
- Parking and loading to front plus two additional spaces in the yard.

## Floor Areas

We calculate the gross internal floor areas to be as follows:-

Ground Floor                      172.80 sq m. / 1,860 sq ft.

## Services

Mains water, drainage, electricity (3 Phase) and gas are connected.

## Business Rates

The Valuation Office website shows the premises to have a current rateable value of £8,600 per annum.

## Energy Performance Certificate

The ground floor shop has an Energy Asset Rating of C'68'. A full copy of the EPC is available upon request.

## Sale Price

The premises are available for sale freehold with vacant possession at a guide price of £210,000.

## VAT

We are advised the premises are not registered for VAT, therefore VAT will not be payable on the purchase price.

## Viewing

Strictly by appointment with sole agents:-

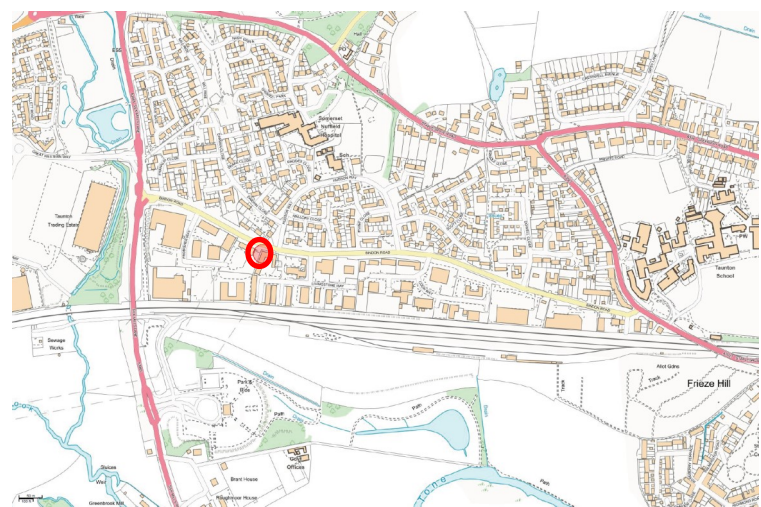
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## Important Notice

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.