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## Secure Depot with Offices & Workshop For Sale

Chaffcombe Depot., Chaffcombe Lane, Chard, Somerset, TA20 1RR

## Key Facts

- Readily accessible location close to the A358 north of Chard.
- Secure site totalling 0.73 acres/0.296 hectares.
- Detached office building with kitchen and WC totalling 520 sq ft.
- Workshop of 3,017 sq ft.
- Concrete and tarmac yard with open storage bays .
- 999 year lease from May 2009 for sale at £350,000

## Location

Chaffcombe Depot is located adjacent to Chard Reservoir approximately half a mile east of the A358 between the A303 London to Penzance trunk road to the north and the town of Chard with its many amenities and shopping facilities to the east.

## Description

The premises comprise a site of 0.73 acres with direct access off an adopted road providing a detached two storey office building, a workshop and yard.

The site is security fenced around its perimeter and has predominately tarmac and concrete covering with various open storage bays.

The office is of red brick construction with a pitched roman tiled roof. Internally it comprises an open plan first floor office and a further office, a fitted kitchen and WC on the ground floor. The building benefits from UPVC double glazed windows, a warm flow oil fired central heating system and carpet and vinyl floor coverings throughout.

There is also a detached workshop of single span steel framed construction with metal profiled steel elevations and roof coverings. Three vehicular entrance doors access the front elevation, the minimum eaves height is 3 metres and there is an inspection pit.

Somerset Council, who own the freehold interest, have access rights to maintain and repair the sluice gates from the Reservoir which are located within the site and included within the long leasehold interest for sale but the responsibility of the council. The quoted site area of 0.73 acres does not include this area maintained by the council as it cannot be used by the long leaseholder.





## Accommodation

Our calculated floor areas are as follows:-

Offices	First Floor	33.71 sq m. /	359 sq ft.
	Ground Floor	8.46 sq m. /	91 sq ft.
Kitchen		<u>6.55 sq m./</u>	<u>70 sq ft.</u>
<b>Total:</b>		<b>48.42 sq m. /</b>	<b>520 sq ft.</b>

Workshop 280.35 sq m. / 3,017 sq ft.

## Business Rates

The valuation office website shows the premises to have a current rateable value of £23,750 per annum. Interested parties should make their own enquiries with the Local Authority.

## Services / Utilities

The property benefits from mains electricity and the workshop has three phase. The property also benefits from mains water, although there is currently no water within the workshop. There is no mains gas, there is a private foul drainage system and there are oil tanks on site.

## Energy Performance Certificate

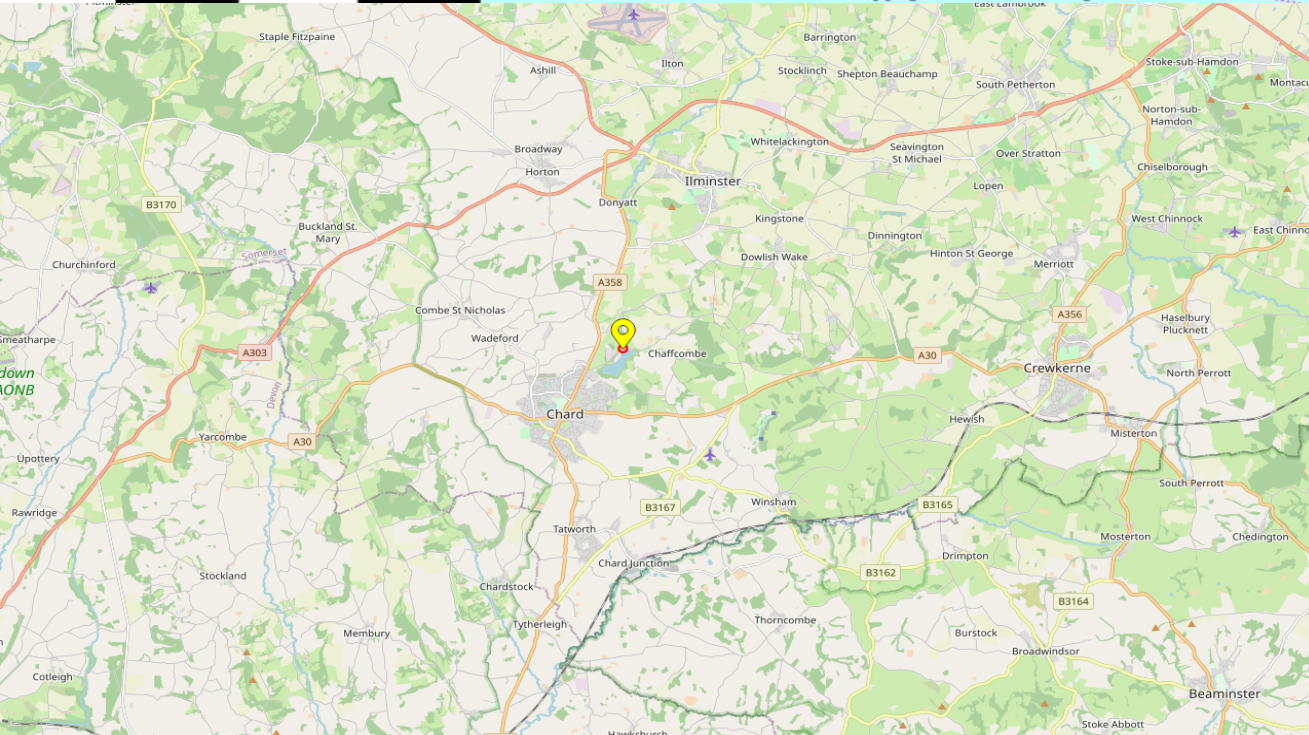
The property has an energy Asset Rating of F '134'. A full copy of the EPC is available upon request.

## Terms

The 999 year long leasehold interest between South Somerset District Council and our clients is from 12th May 2009 therefore expires on 11th May 3008. This interest is for sale with vacant possession at a guide price of £350,000.

## VAT

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



## Viewing

Strictly by appointment by sole agents:

**Duncan Brown**

**Joseph Hughes**

Greenslade Taylor Hunt

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