

An aerial photograph of Cheddar Business Park. The image shows several industrial units. Two units, labeled 3 and 6, are highlighted with a red outline. Unit 3 is a large yellow building with a corrugated metal roof. Unit 6 is a larger yellow building with a similar roof. To the right of these units is a building with a sign that says 'Majestic' and 'WINDOWS DOORS CONSERVATORIES'. In the foreground, there is a smaller building with solar panels on its roof. The park is surrounded by parking lots with various cars and trucks. The background shows a residential area with houses and trees.

gth

Commercial Investment

Units 3 & 6 Cheddar Business Park, Wedmore Road, Cheddar, Somerset, BS27 3EB

## Investment Summary

- Accessible location 0.6 miles from the A371 and 10 miles from the M5 motorway.
- Warehouses and stores totalling 16,270 sq ft plus 3,720 sq ft of modern offices to include staff areas.
- Two separate leases based on 10 year FRI terms with mutual breaks and standard reviews on the 5th anniversaries at a combined rent of £114,000 per annum.
- Guide price £1,750,000, reflecting a net initial yield of 6.13%.

## Location

Cheddar Business Park is an established trading estate located on the southern edge of the village of Cheddar. Occupiers include Somerset Mobile Towbars, VADO bathrooms, Polyvine, Ocean Adventures Soft Play, Fitkit UK, Complete CNC Solutions, Artichoke, Archiwest and Cyient.

Cheddar has a resident population of just over 6,000 with the city of Wells and town of Weston-Super-Mare being nearby.

The A371 is close by and provides links to A38 and A370, which then in turn leads to Junctions 21 & 22 of the M5 motorway.

## Description

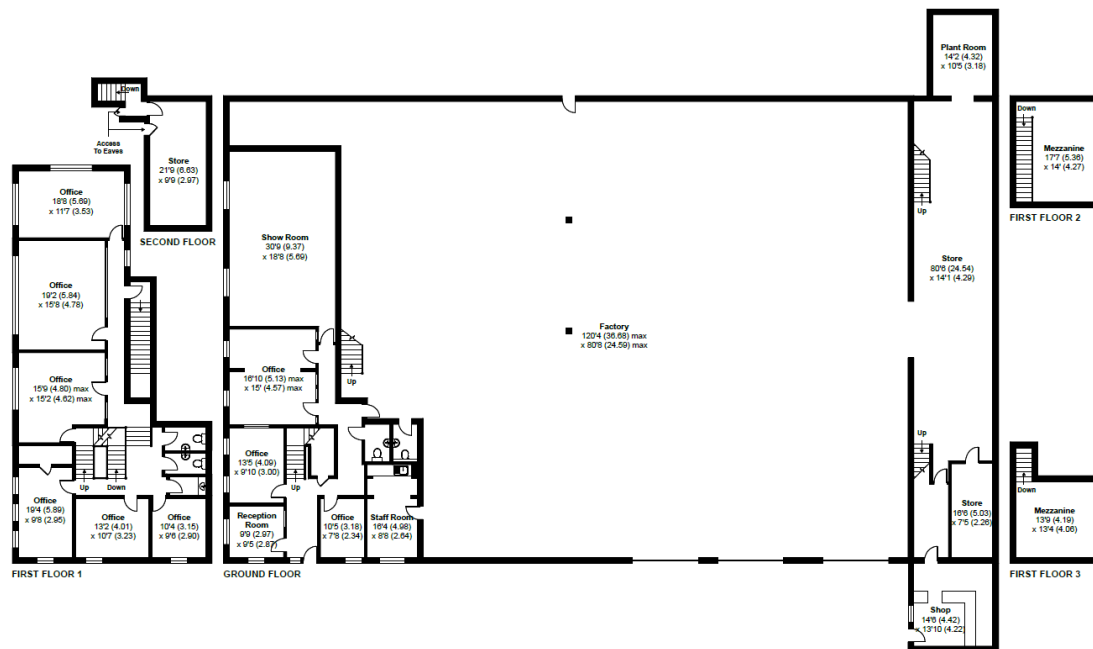
Two industrial units situated on Cheddar Business Park on opposite sides of the main access road. Unit 6 is a detached two bay unit while Unit 3 is a single bay semi-detached unit, both are of steel portal frame construction with infilled blockwork elevations up to 2.30m, then clad in insulated corrugated metal sheet panels. Unit 6 has the added benefit of a lean-to extension but both units provide a good minimum eaves height, Unit 6 - 4.70m & Unit 3 - 5.30m. Access into either unit is via a pedestrian door or via a roller shutter door; Unit 6 benefits from three roller shutter doors.

Internally, both units provide open plan warehousing & stores and a two storey office block, this is predominantly constructed of blockwork elevations in each unit. Both office areas consist of a reception, offices, meeting rooms, kitchen, stores and WC block.

Unit 3's plot extends to 0.328 acres while Unit 6's plot extends to 0.546 acres, providing a total area of 0.874 acres.

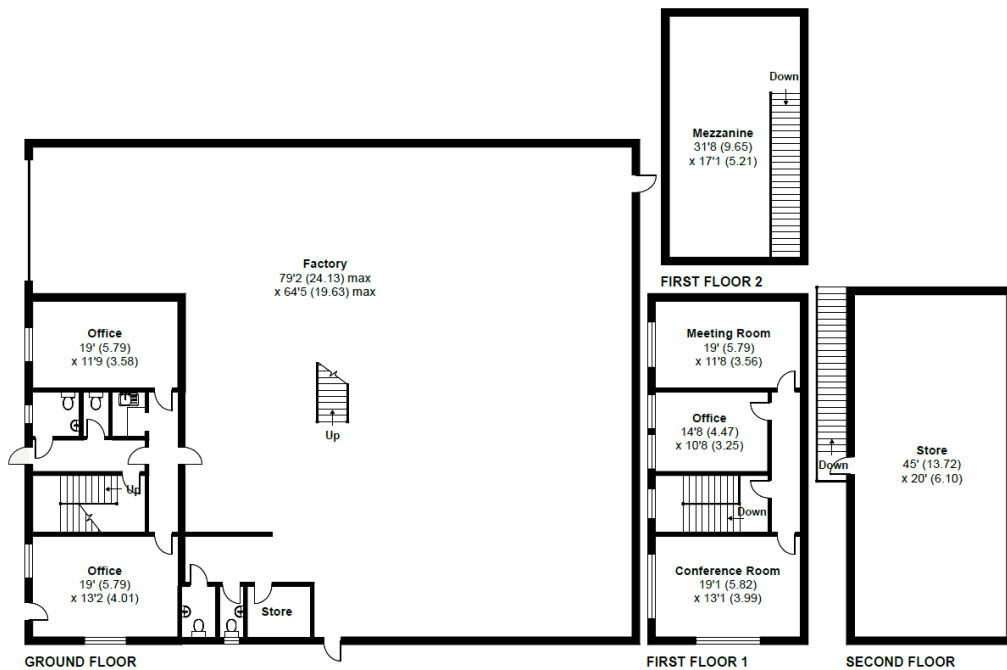


Unit 6 Cheddar Business Park





Unit 3 Cheddar Business Park



## Services

Each unit has its own mains gas, electricity (three phase), water and drainage connected.

## Accommodation

### Unit 3 - (Ground Floor Gross Internal Area 473.34 sq m / 5,095 sq ft)

Warehouse	387.88 sq m	4,176 sq ft
Ground Floor Offices & Kitchen	46.14 sq m	497 sq ft
First Floor Offices	57.86 sq m	623 sq ft
Mezzanine Store	49.83 sq m	537 sq ft
2nd Floor Store (restricted)	70.08 sq m	754 sq ft
<b>Total</b>	<b>611.79 sq m</b>	<b>6,587 sq ft</b>

### Unit 6 - (Ground Floor Gross Internal Area 1,017.82 sq m / 10,956 sq ft)

Warehousing & Stores	907.08 sq m	9,764 sq ft
Ground Floor Offices & Kitchen	111.43 sq m	1,200 sq ft
First Floor Offices	129.99 sq m	1,400 sq ft
Lean-to Mezzanine Stores	58.01 sq m	625 sq ft
2nd Floor Store (restricted)	38.39 sq m	414 sq ft
<b>Total</b>	<b>1,244.90 sq m</b>	<b>13,403 sq ft</b>

## Tenancy & Tenant Information

The properties are to be sold subject to two 10 year FRI leases at a combined rent of £114,000 per annum with a mutual breaks and standard upward only rent reviews on the 5th anniversaries.

Majestic Designs (UK) Ltd. have been trading for 21 years specializing in the manufacturing and installation of high quality UPVC and Aluminum windows, doors and conservatories across the region.

Majestic Designs (UK) Ltd.'s YE 2022 showed a net worth of £5,105,250 a rise of 21.6% on the previous year's £4,199,923. They are credited as a Low Risk and Very Low Risk and their YE 2022 accounts show total assets of £5,613,774 and shareholders funds of £5,105,250.



## Energy Performance Certificates

Unit 3 has an Asset Rating of 'C60' while Unit 6 has an Asset Rating of 'C70'. Full copies of the EPCs is available upon request.

## Tenure

Freehold subject to the existing leases.

## Proposal

The freehold interests, subject to the existing leases, are available at a guide price of £1,750,000. \*Available as a whole or separately.\*

This figure reflects a net initial yield of 6.13% after allowing for purchaser's costs.

## VAT

We are advised that Unit 3 is registered for VAT whereas Unit 6 is not. They are available to purchase as a transfer of a going concern.



## Viewing

Strictly by appointment with sole agents:

Zack Dennington

Greenslade Taylor Hunt  
9 Hammet Street, Taunton,  
Somerset, TA1 1RZ

T: 01823 334455  
M: 07528115318

E: [zack.dennington@gth.net](mailto:zack.dennington@gth.net)

Joseph Hughes

Greenslade Taylor Hunt  
9 Hammet Street, Taunton,  
Somerset, TA1 1RZ

T: 01823 334455  
M: 07725955437

E: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net)