

gth



Commercial Investment

Unit 3 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.
- Warehouse and stores totalling 5,467 sq ft plus 1,120 sq ft of modern offices to include kitchen areas.
- A 10 year FRI lease having commenced on 28th April 2023 to Majestic Designs (UK) Ltd. with a mutual break and standard review on the 5th anniversary at a rent of £48,000 per annum.
- Guide price £750,000, reflecting a net initial yield of 6.07%.

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.

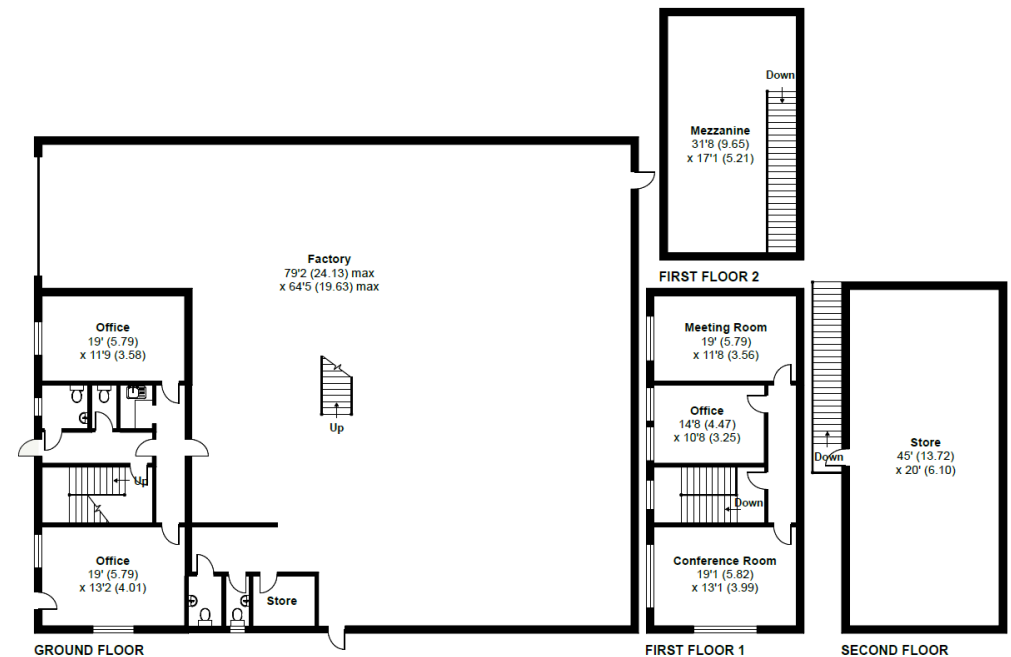
The A371 is close by and provides links to A38 and A370, which then in turn leads to Junctions 21 & 22 of the M5 motorway.

Description

Unit 3 is a semi-detached single bay unit of steel portal frame construction with infilled blockwork elevations up to 2.30m, then clad in insulated corrugated metal sheet panels. The unit provides a minimum eaves height of 5.30m rising to 8.00m. Access into the unit is either via a pedestrian door or via a roller shutter door measuring 4.50m x 4.70m.

Internally, the unit provides an open plan warehouse, mezzanine stores and two storey office block at the front elevation, which is predominantly constructed of blockwork elevations. The office areas consist of a reception, offices, meeting rooms, kitchen, stores and WC block.

The plot totals 0.328 acres and has a good sized yard with a total of 11 parking spaces to include a disabled space. The yard is secured within a gated compound shared with the neighbouring unit.





Energy Performance Certificate

Unit 3 has an Asset Rating of 'C60'. A full copy of the EPC is available upon request.

Tenure

Freehold subject to the existing lease.

Proposal

The freehold interest, subject to the existing lease, is available at a guide price of £750,000.

Unit 6 is also available for sale.

This figure reflects a net initial yield of 6.07% after allowing for purchaser's costs.

VAT

We are advised the property is registered for VAT. Although, the property can be sold as a transfer of a going concern.



Viewing

Strictly by appointment with sole agents:

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