Land and Buildings @ Farthings Farm, Comeytrowe

Land and Buildings @ Farthings Farm, Lipe Hill Lane, Comeytrowe, Taunton, TA4 1EF

- A site totalling 0.786 acres.
- GIA of buildings 6,973 sq ft.
- Suitable for B8 Use (Storage and Distribution)
- Secure site with concrete and crushed stone yard.

Guide Rent £15,000 per annum

Location

The site is located 2.6 miles from Taunton town centre down Lipe Hill Lane, a country lane, which is just beyond Comeytrowe on the outskirts of Taunton.

Taunton, the county town of Somerset, serves as both the regional and administrative centre for the county. It has a district population of 110,200 and a primary catchment of 338,000.

The town is strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

Description

The site consists of a two bay partially open sided storage barn with a minimum eaves height of 4.50m rising to 6.30m and also a Dutch storage barn, which is also partially open sided with a minimum eaves height of 5.50m.

A concrete apron totalling approx. 9,000 sq ft surrounds the storage barns with the rest of the yard covered in crushed stone and earth.

Services

The property benefits from a mains single phase electrical supply. A private water supply could be brought to site, should an occupier require.

EPC

An EPC is not required for this site.

Accommodation (Approximate G.I.A)

Bay 1	248.07 sq m	2,670 sq ft
Bay 2	301.21 sq m	3,242 sq ft
Dutch Barn	98.57 sq m	1,061 sq ft
Total	**647.85 sq m**	**6,973 sq ft**

The site has a total area of 0.786 acres to include both storage bays, Dutch storage barn, concrete apron, crushed stone and earth yard areas.

Rateable Value

The site is yet to be assessed for rates and therefore interested parties should make their own enquiries with Somerset Council to ascertain the rates payable.

Tenure

A new full repairing and insuring lease is available by arrangement with the minimum lease term being 3 years.

Rent

£15,000 per annum.

VAT

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

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