



Land and Buildings @ Farthings Farm, Lipe Hill Lane, Comeytrove, 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 Comeytrove 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.

gth

Greenslade
Taylor Hunt



References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.
Joseph Hughes / Zack Dennington
9 Hammet Street
Taunton
Somerset
TA1 1RZ

Email: commercial.taunton@gth.net
Tel: 01823 334455

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.

