

The logo consists of the lowercase letters 'gth' in a white, serif font, set against a solid red rectangular background.

Former Training Centre — For Sale

2 Moor Road, Middlezoy, Bridgwater, Somerset TA7 0PQ

## Key Facts

- Attractive working environment.
- Pre-app confirms suitable for a variety of commercial uses.
- 0.849 acres comprising former classrooms and office, two Nissan Huts , a store, an Anderson shelter and a copse.
- Buildings total 2765 sq ft
- Available freehold with vacant procession.
- Guide Price £190,000

## Location

The premises are located on the edge of Middlezoy close to the A372 between Bridgwater and Langport. They are a short drive from the A361 linking the County Town of Taunton to the south west with Street and Glastonbury to the north East.

Providing an attractive working environment Middlezoy is approximately 6 miles east of Bridgwater and 10 miles from Taunton, both of which provide access to the M5 motorway.

## Description

This is the retirement sale of a former training centre occupying a 0.849 acre site suitable for a variety of commercial uses.

The site; used as part of an American airbase during the second world war, comprises a 0.485 acre copse, a good sized former classroom and office block, two traditional Nissan Huts, a small store, an Anderson shelter used for further storage and a parking area.

The classroom and office block have disabled and unisex WC's . A separate adjacent block provides male and female WC's. Internally the building is divided into two large classroom areas, an office, kitchen facilities and ancillary store rooms. It is carpeted throughout and provides electric heating as well as air conditioning. Both Nissan Huts similarly have heating and air conditioning. One is divided into a workshop and storage area, the other a workshop and two smaller stores.





## Accommodation

|                    |                    |                   |
|--------------------|--------------------|-------------------|
| Classrooms/Offices | 115.20 sq m        | 1240 sq ft        |
| Nissen Hut 1       | 56.67 sq m         | 610 sq ft         |
| Nissen Hut 2       | 56.67 sq m         | 610 sq ft         |
| Store              | 7.43 sq m          | 80 sq ft          |
| Anderson Shelter   | 20.90 sq m         | 225 sq ft         |
| <b>Total</b>       | <b>256.87 sq m</b> | <b>2765 sq ft</b> |

## Planning

The premise's current use falls within Use Class F.1 which includes schools, non-residential education and training centres.

Our client commissioned a Pre-application enquiry which confirms that a proposal to re-use or replace the existing buildings on site for alternative commercial uses, including those within Use Classes B2 and B8, would be supported. Use Class E includes offices, research and development, light industry, nursery and care as well as the provision of medical and health services. B2 is general industrial and B8 is storage and distribution.

Please note that this is a Pre-application enquiry not a detailed planning consent. A copy of this Pre-ap is available on request.

## Utilities

Mains electricity and water are available on site. There is a septic tank and no gas.

## Business Rates

The current ratable value is £13,500 per annum.

Small Business Rates Relief is available to some occupiers where ratable values are less than £15,000 per annum. Interested parties should make their own enquires with the Local Authority .

## Energy Performance Certificate

Classroom and Office energy rating B42  
Nissan Hut 1 energy rating C52  
Nissan Hut 2 energy rating B45

## Price

The premises are available for sale or Freehold with vacant possession at a guide price of £190,000.

## VAT

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

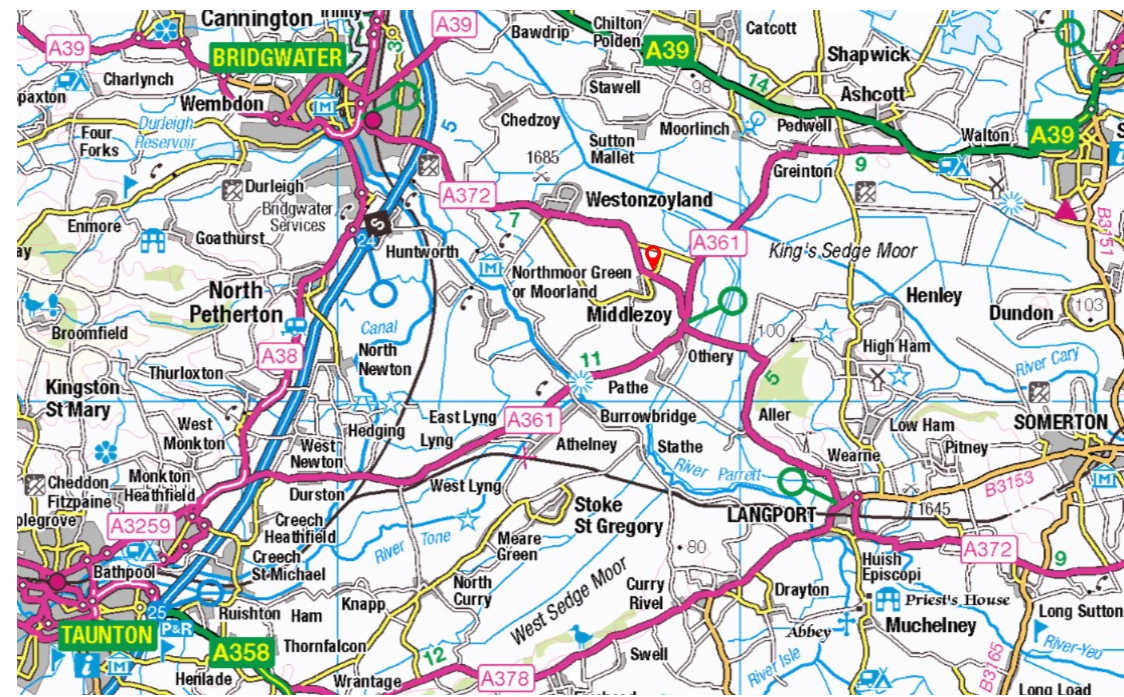


## Viewings

Strictly by appointment via sole agents:

Greenslade Taylor Hunt  
8 Hammet Street  
Taunton  
TA1 1RZ  
T: 01823 334455

Joseph Hughes / Zack Dennington  
M: 07725 955437 / 07528115318  
E: [Joseph.hughes@gth.net](mailto:Joseph.hughes@gth.net) / [Zack.dennington@gth.net](mailto:Zack.dennington@gth.net)



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