



Plot A, 303 Interchange, Mere, Wiltshire, BA12 6FE.

A prominent commercial development plot of 1.00 acre, forming part of a new mixed-use site strategically located just off the A303 link road at Mere, Wiltshire.

Offered for Sale by Private Treaty

Guide Price - £400,000 + VAT.



Plot A, 303 Interchange, Mere, Warminster BA12 6FE.

Viewing strictly by appointment through
Symonds & Sampson Yeovil Commercial office on 01935 382902

- A serviced commercial development plot c. 1.00 acre.
- Established Business Park off the A303 link road.
- Suitable for a variety of commercial uses - STPP
- Freehold with vacant possession.

Situation & Location

The subject site is situated in a strategic position, forming part of the 303 Interchange development just off the A303 Exeter to London trunk road at Mere, Wiltshire.

The site is ideally situated for businesses serving the West Country and Southern England with fast road linkages to London (A303/M3), Exeter (A303/M5), Bristol (A36/M4) and South Coast (A36/M27).

303 Interchange neighbours the modern Hillbrush development which features a variety of warehouse, retail/restaurant and leisure uses.

The site comprises of several commercial use, plots with Plot C currently under construction to provide a 70-bed care home facility with parking.

Description

Plot A comprises a serviced site just in excess of 1.00 acre, located at the entrance to the estate in a prominent corner plot.

The site benefits from 2 no. vehicular access points off the estate road and has historic planning consent for the development of a new two storey industrial warehouse and office building of approx. 546 sq. m with associated access, parking and landscaping – planning application ref 19/05329/REM.

Tenure

Freehold with Vacant Possession

Planning Use

Use Class B1 (Business) and B2 (General Industrial) and B8 (Storage and Distribution). Interested parties are advised to make their own enquiries with the Local Authority in respect of any current permitted or proposed use of the property.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority to ascertain the rates payable.

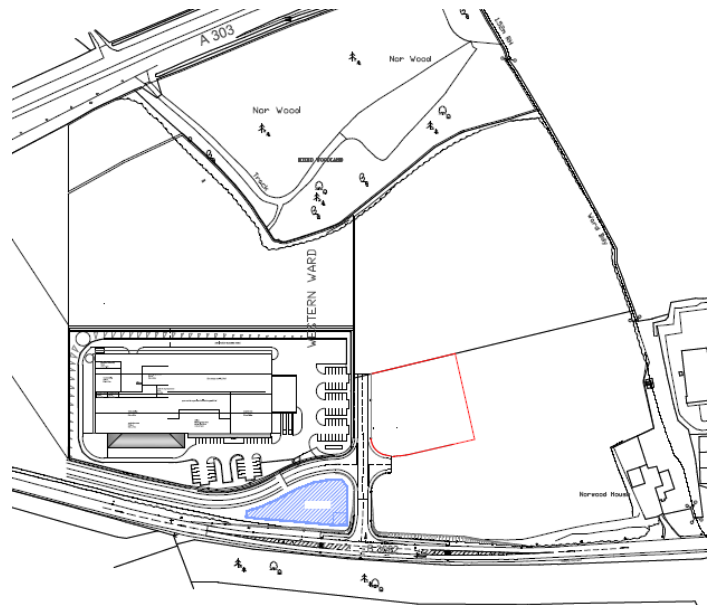
Services

Mains water, drainage and three phase electricity are available on site ready for connection.

Interested parties must satisfy themselves independently as to the state and condition of services.

Local Authority

Wiltshire Council – 0300 456 0100



Price

The freehold interest is available at at guide price of £400,000 + VAT.

VAT

The property is elected for VAT which will be applicable on the sale price. Any intending purchasers should satisfy themselves independently as to VAT in respect of any transaction.

Estate Service Charge

The property contributes towards an estate service charge in respect of the external communal areas. Further details are available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Further Enquiries

George Rogers MRICS
Symonds & Sampson LLP Yeovil
Tel. 01935 423526

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GRO/08/03/2023



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01935 382902
Symonds & Sampson LLP
2 Court Ash, Yeovil, Somerset, BA20 1HG
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

Symonds & Sampson
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