

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.A logo for 'Products and Print' is visible on the left side of the building. It includes the text 'Products and Print', the website 'productsandprint.co.uk', and contact information: '0181 Mobile: 07718 590916'.The number '22' is displayed in large, dark blue digits on the upper right portion of the building's facade.

Business Unit

TO LET

Unit 22, Venture 20, Brympton Way, Lynx West Trading Estate
Yeovil, Somerset, BA20 2HP

- Business unit prominently positioned on popular Yeovil Trading Estate.
- Total approximate area 1,476 sq ft.
- Ground and mezzanine level providing office and workshop.
- Immediately available by way of a new lease for a term by arrangement.

£10,000 Per annum

Location

Yeovil is South Somerset's Regional Centre located 28 miles East of Taunton, 50 miles North East of Exeter, 32 miles South of Bath and 125 miles South West of Central London. The town benefits from good communications being located at the intersection of the A30 and the A37 and just off the A303 trunk road providing a virtual dual carriageway link to London.

The town has a population of 40,000 and has developed into a centre of the aircraft and defence industries with the most notable employer being AgustaWestland, manufacturers of helicopters.

Lynx Trading Estate predominantly constructed in the 1980's is a large and popular industrial trading estate well located on the south western outskirts of Yeovil, just off the A3088 link road providing access to the A303. Occupiers on Lynx Trading Estate include Screwfix, Yodel, Topps Tiles, Magnet, and a variety of independent businesses. Venture 20 is located opposite the Wickes retail warehouse.

Description

Venture 20, with a good roadside frontage on to the Estate is favoured by trade counter and showroom businesses.

The ground floor has been partitioned to provide office, workshop, WC and kitchen facilities. The mezzanine level provides storage with a restricted head height in parts. The premises benefit from mains electricity, water and drainage.

Floor Areas

Unit 22 has the following approximate gross internal floor area: -

Ground Floor	68.64 sq m	739 sq ft
Mezzanine	68.41 sq m	737 sq ft
Total	137.05 sq m	1,476 sq ft

Business Rates

Unit 22 Rateable Value: £9,900.

Qualifying businesses will benefit from small business rates relief and no business rates will be payable.

Energy Performance Certificate

The property has an asset performance rating of E119. A full copy of the EPC is available upon request.

Terms

The property is available by way of a new lease for a term by arrangement at a guide rent of £10,000 per annum.

Service Charge

A service charge will be payable for the maintenance and upkeep of the common areas of the development currently budgeted at £1,117.49 plus VAT. The tenant will be responsible for the building insurance premium for the unit currently £543.09 plus VAT.

VAT

VAT is payable on the rent and service charge.

Viewing

Strictly by appointment with sole agents:-

Robert Clark and Zack Dennington

Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: robert.clark@gth.net zack.dennington@gth.net



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.



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