

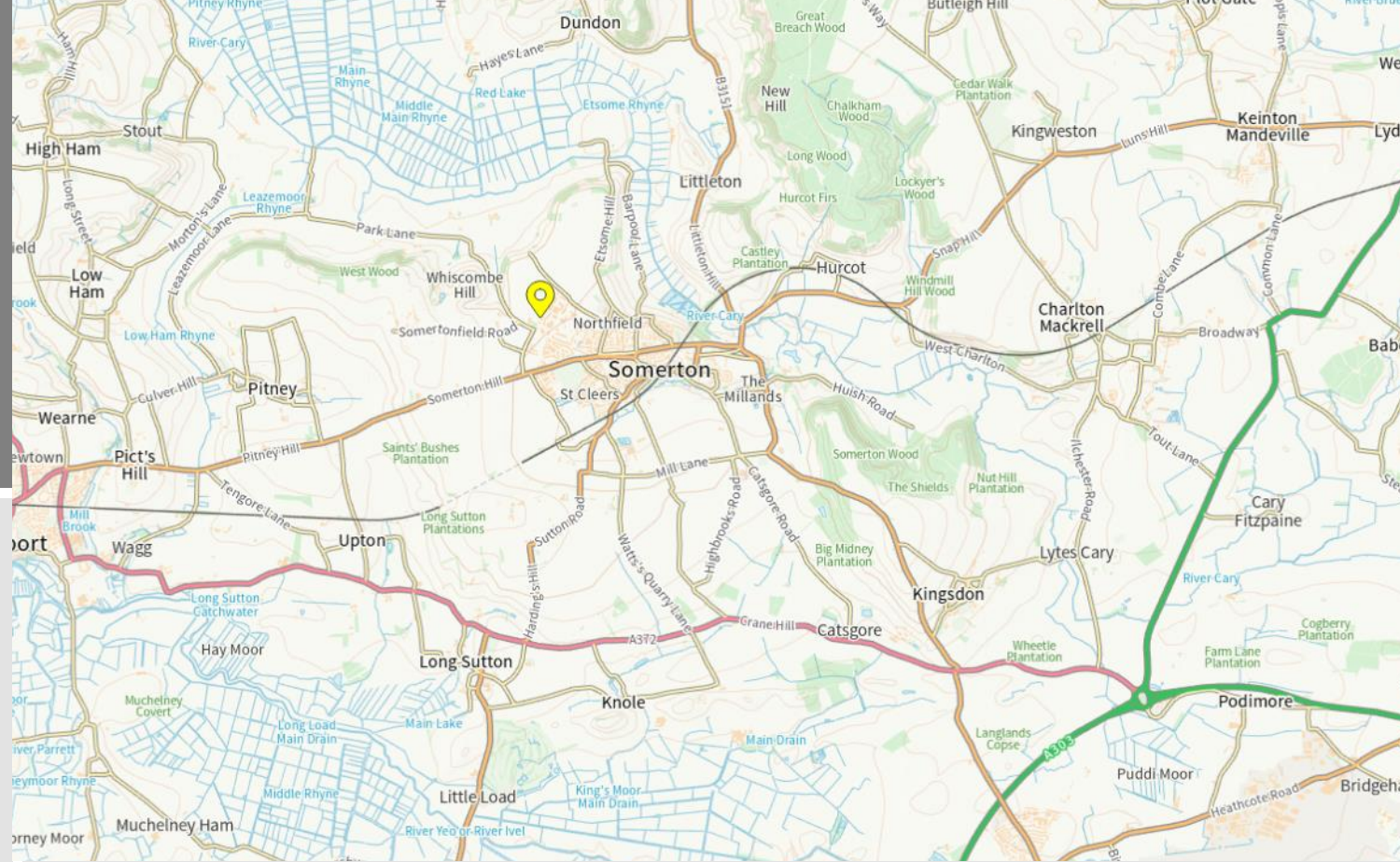


Unit 14 & 15 Canvin Court, Somerton Business Park, Somerton

Unit 14 & 15 Canvin Court, Somerton Business Park, Somerton, Somerset, TA11 6SB

- Located in popular business park.
- Ground floor approx. 10,139 sq ft
- Mezzanines approx. 13,113 sq ft
- Good sized yard
- Freehold sale

Guide price: £570,000



Situation

The property is located on the well established Somerton Business Park, 1 mile north east of Somerton town centre off the B3153 Somerton – Langport Road.

The estate has convenient access to Taunton (18 miles) and Yeovil (12 miles) whilst the A303 5 miles to the south provides access to the M3 and M5 motorways.

Description

Situated on a 0.41 acre site, units 14 & 15 Canvin Court are industrial units of steel portal frame with low level block elevations in part, clad in single skin metal sheet with a single skin metal sheet roof. The units provide industrial accommodation with kitchen and WC facilities at ground level with further storage accommodation over the first and second floor mezzanine levels. The second floor mezzanine also provides office and kitchen accommodation.

The units benefits from roller shutter door access and front yard for parking, loading and unloading.

Accommodation (Approximate G.I.A)

Ground Floor	10,139 sq ft	941.93 sq m
First Floor Mezzanine	8,369 sq ft	777.38 sq m
Second Floor Mezzanine	4,744 sq ft	440.68 sq m
Total	23,252 sq ft	2,159.99 sq m

Services

The property benefits from three phase electricity, gas, water, foul drainage.

Energy Performance Certificate

The property is an unheated warehouse and does not require an EPC.

Business Rates

14 Canvin Court: £9,400 pa.
15 Canvin Court: £20,750 pa.

Legal Costs

Each party to bear their own legal and professional costs.



Tenure

The property is available freehold at a sale price of £570,000.

Consideration may be given to dividing the units to be sold as two lots.

VAT

We are advised that the property is not opted for VAT purposes and VAT will not be charged on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Robert Clark / Zack Dennington

Greenslade Taylor Hunt

22 Princes Street, Yeovil

Somerset, BA20 1EQ

Email: Robert.clark@gth.net / zackdennington@gth.net

Tel: 01935 423474

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