

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image shows a large industrial building with a grey corrugated metal roof and two large, closed, grey corrugated metal doors. To the left of the doors is a stone wall with a white downspout. To the right is a modern building with windows and a green fence. A 'Keep Clear' sign is visible on the right door, and a small white sign with the number '5' is on the wall to the right of the doors. The ground is paved asphalt.

Workshop/ Storage Premises

FOR SALE

Unit 5 Bancombe Court, Somerton Business Park,
Somerton, Somerset, TA11 6SB

- Good Sized Workshop / Storage premises
- Located on popular business park
- Ground Floor Accommodation 218 sqm (2,350 sq ft)
- Full size Mezzanine
- Available freehold or leasehold

Guide Price: £200,000

Location

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

Unit 5 Bancombe Court is a good sized workshop / storage unit.

A full size mezzanine provides additional storage accommodation.

The property benefits from mains water, drainage and three phase electricity

The property has the benefit of a metal sliding access door and pedestrian doors.

The unit has a good eaves height to 4.5 m.

The unit benefits from a front yard area for parking purposes.

Floor Areas

Unit 5 has the following approximate gross internal floor areas.

Unit 16	Sq m	Sq Ft
Ground Floor 12 m x 18.20 m	218	2,350
Mezzanine 12 m x 18.20 m	218	2,350
Total	436	4,700

Business Rates

Rateable Value April 2023 £12,500.

Terms

The freehold is available with vacant possession from 1st August 2024

Sale Guide Price

Available at a guide price of £200,000
VAT is not charged on the premises

Viewing

Strictly by appointment with sole agents:-

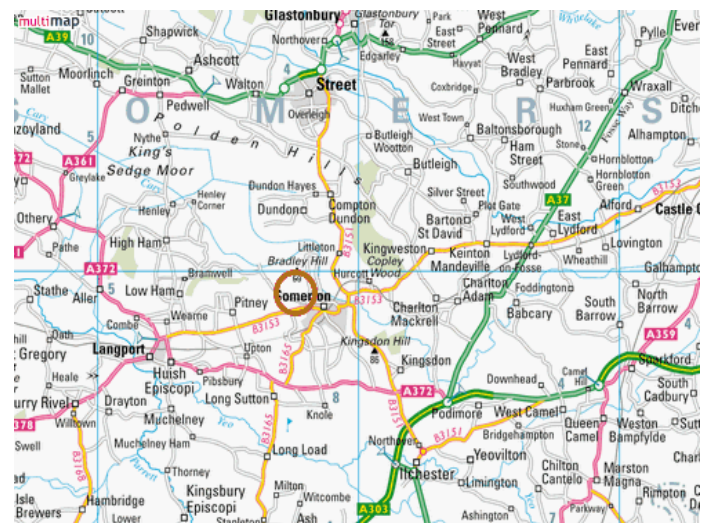
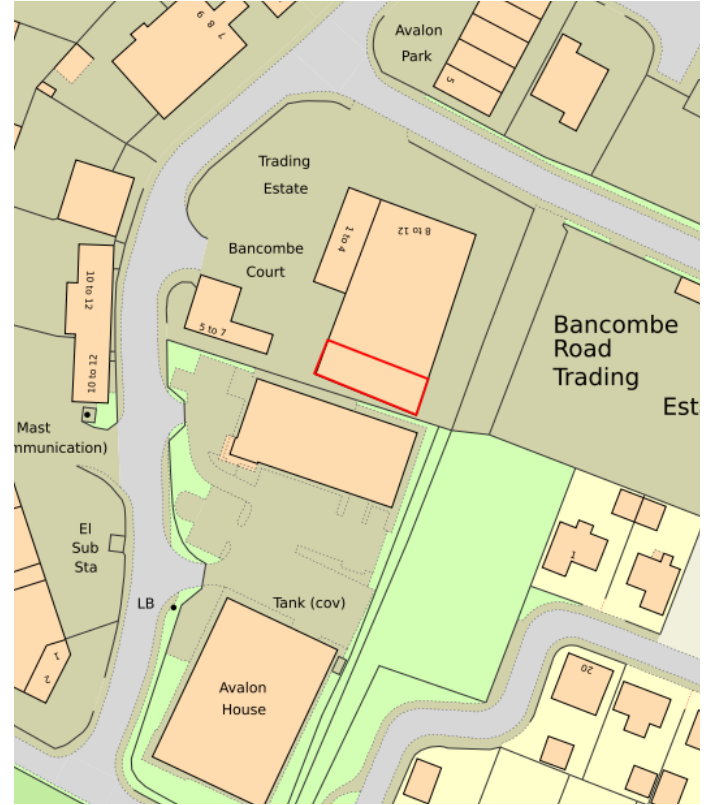
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Important Notice

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.