

gth



Unit 50, Martock Business Park, Great Western Road, Martock

gth.net

Unit 50, Martock Business Park, Great Western Road, Martock, Somerset, TA12 6HB

- Freehold investment sale
- Gross internal area approx.13,235 sq ft
- Good sized yard
- Passing rent £42,000 pa
- Rental growth/future development potential

Guide price: £575,000

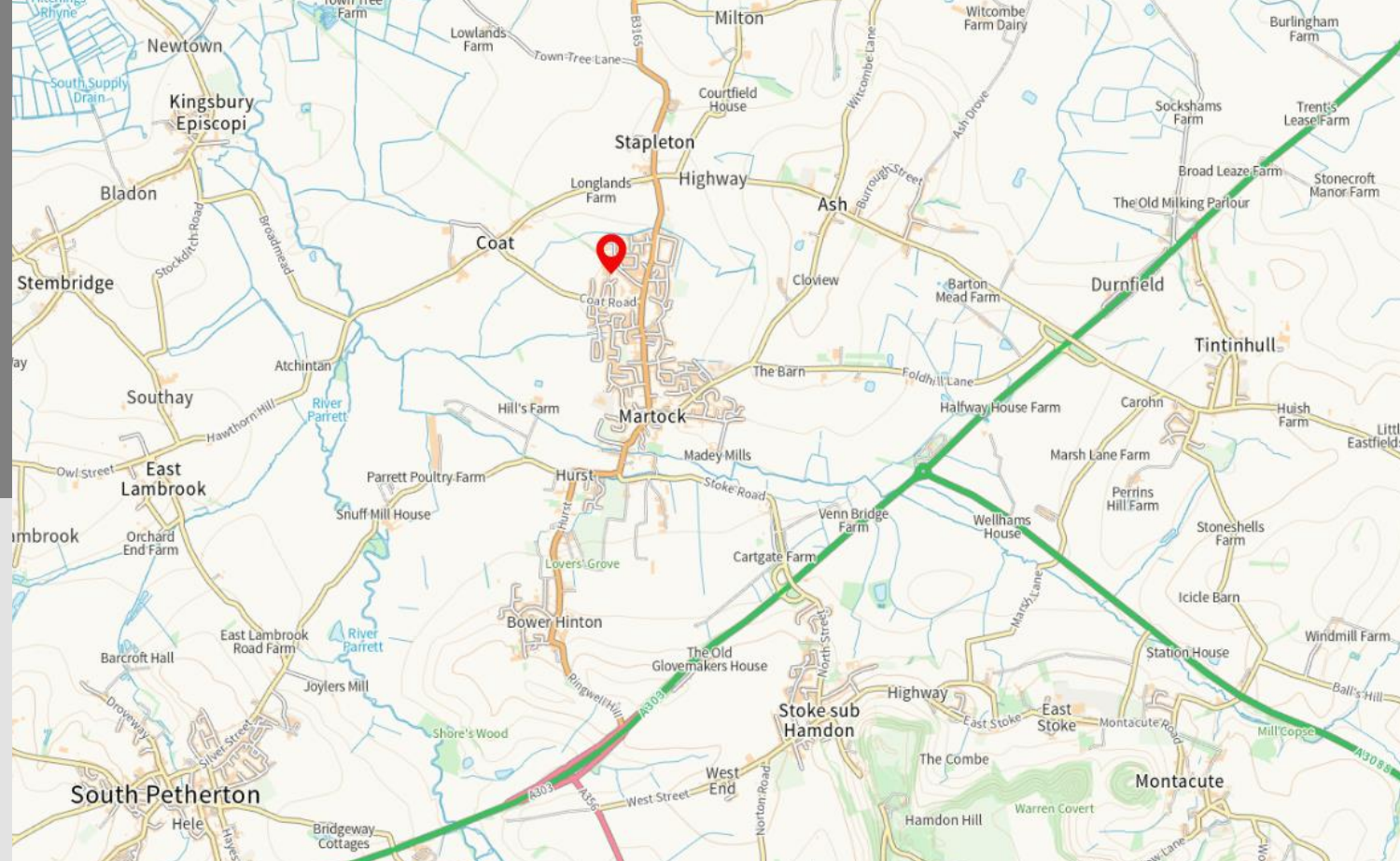
Situation

Martock is situated 8 miles west of Yeovil, 18 miles south east of Taunton and the A303 trunk road is approximately 2 miles distance. Martock is a busy commuter town to Yeovil and in addition Martock is home to an established Industrial Estate and Business Park. Great Western Road is the main road into the industrial estate and the available property is prominently located on the left hand side of Great Western Road

Description

The property is situated on 0.96 acre site, providing manufacturing, storage and office accommodation with a large yard and separate parking areas. The main building is constructed of steel portal frame with block elevations clad in stone, with a insulated metal sheet roof. The outbuilding is constructed of steel portal frame with single skin metal sheet cladding and roof. The office block which is attached to the main building, provides office, kitchen and WC facilities over the ground and first floor levels.

The site benefits from 10 parking spaces directly outside the office block, with further overflow car parking for approximately 16 cars near the yard.



Accommodation (Approximate G.I.A)

Main Building	9,389 sq ft	872.20 sq m
Outbuilding	1,676 sq ft	155.67 sq m
Office Block	2,170 sq ft	201.52 sq m
Total	13,235 sq ft	1,229.39 sq m

Services

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

Energy Performance Certificate

An EPC has been commissioned and will be made available.

Business Rates

We are advised by the Valuation Office that the sites current rateable value is £42,750 pa.

Legal Costs

Each party to bear their own legal and professional costs.



Tenure

The property is to be sold subject to a 4 year full repairing and insuring lease, which commenced on the 1st September April 2022 at a rent of £42,000 per annum. The lease is contracted inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Steel Fabrications (Martock) Limited have been trading for 36 years specializing in the manufacturing of steel products. Their YE 2023 accounts show total assets of £1,867,827 and shareholders funds of £1,744,274.

Guide Price

£575,000.

VAT

We have been advised that the site is registered for VAT therefore VAT will be applicable to 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

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

