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FOR SALE - Business Premises

2-3 Wessex Buildings, Somerton Business Park, Somerton, TA11 6SB

Guide Price £215,000



## Key Facts

- Attractive Office & Workshop premises on popular Business Park
- Ground Floor accommodation G.I.A. 186 sq m (2,010 sq ft)
- G.I.A Mezzanine approximately 167 SQM (1,800 sq ft)
- Rear Roller Shutter Door
- Previously let at £17,000 per annum
- Freehold For Sale with vacant possession

## 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 is 5 miles to the south and provides access to the M3 and M5 motorways.

## Description

Wessex Park is well located on the main road through the Business Park. The property provides at ground floor level a reception room and five variously sized workshop and office rooms ranging from 10.05 sq m (108 sq ft) to 45.23 (486 sq ft) together with WC and kitchen facilities..

A rear roller shutter door accesses the loading / service area of approximately 195 sq ft (4.3m x 4.2m).

Stairs from the service area access the mezzanine floor providing open plan storage area.

Minimum Eaves Height 3.84 m (12ft 7in).

The property benefits from a forecourt







## Accommodation

Ground Offices	186.73 sq. m.	2,010 sq. ft.
Mezzanine Storage	167.22 sq. m.	1,800 sq. ft.
<b>TOTAL</b>	<b>353.95 sq. m.</b>	<b>3,810 sq. ft.</b>

## Services

Mains electricity, water and drainage are connected to the property.

## Guide Price

£215,000

## Terms

The property is to be sold freehold with vacant possession.

Price Guide £215,000

VAT will not be charged on the purchase price.

## Business Rate

Rateable Value 10,750. Qualifying businesses currently will have no Business Rates Liability.

## EPC

The property has an EPC "E" Rating

## Viewing

Strictly by appointment with agents:-

Robert Clark, Greenslade Taylor Hunt.

Telephone: 01935 423474

Email: [robert.clark@gth.net](mailto:robert.clark@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.

