

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.

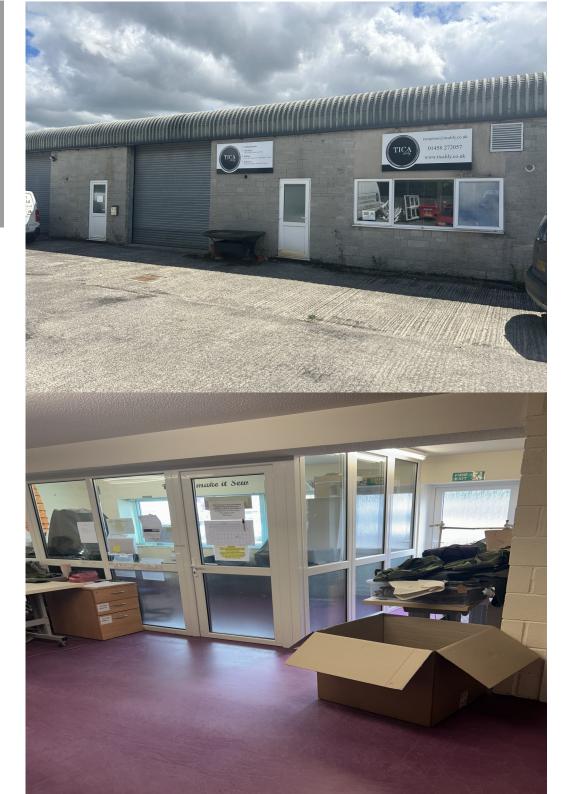
Description

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.
TOTAL	353.95 sq. m.	3,810 sq. ft.

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

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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