



Wellington Timber  
Milverton Road  
Wellington  
Somerset  
TA21 0BQ

Industrial unit for sale.

- G.I.A of 494.26 m<sup>2</sup> (5,320 ft<sup>2</sup>) plus first floor office and mezzanine stores.
- Yard to front laid to asphalt and scalping.
- In the same ownership since 1985 and sale due to retirement.
- Located approx. 1 mile from Wellington town centre.

## LOCATION

The property is located at Station Bridge on the edge of Wellington near to Tonedale. Wellington is 1 mile away with a range of amenities and facilities including shops, public houses, restaurants, super-market, cinema and primary and secondary schooling as well as the private school of Wellington.

The county town of Somerset being Taunton is 7 miles away and offers further amenities and facilities including a multiplex cinema, theatre and hospital.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## BUSINESS RATES

According to the valuation office, the premises are assessed as follows:

Rateable Value: £12,500

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## EPC

Exempt because the property is an unheated warehouse.

## DESCRIPTION

### Ground floor:-

Former shop of 13.91m x 5.81m (45'7 x 19'0) with a range of shelving, fluorescent lighting and wooden counter.

Wood store of 10.61m x 5.48m (34'10 x 17'11) with concertina metal door with a height of 2.50m (8'20) and a width of 3.56m (11'7).

Side store of 7.06m x 5.03m (23'1 x 16'5).

Mezzanine of 7.06m x 5.03m (23'1 x 16'5) with limited eave height in part.

Rear store of 9.00m x 5.63m (29'6 x 18'5).

Mezzanine of 5.63m x 4.90m (18'5 x 16'0) with limited eave height in part.

Workshop of 21.85m x 11.30m (71'7 x 37'0) including lockable strong room for tools. Gents WC. Extraction system. Inspection pit.

Office of 1.98m x 1.52m (6'5 x 4'11).

Kitchen of 3.03m x 2.88m (10'10 x 9'5).

Ladies WC.

### First floor:-

Office of 5.04m x 3.88m (16'6 x 12'8) with access to roof void. Windows overlooking the site.

### Outside:-

The yard is laid to asphalt and scalplings.

## TENURE

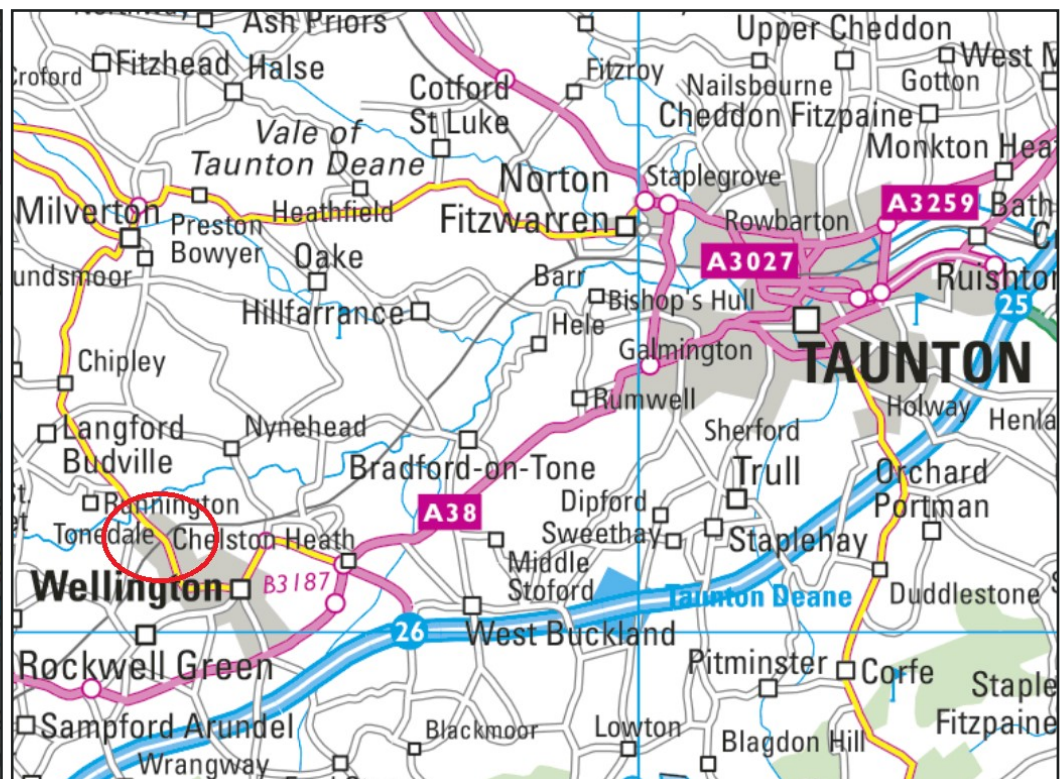
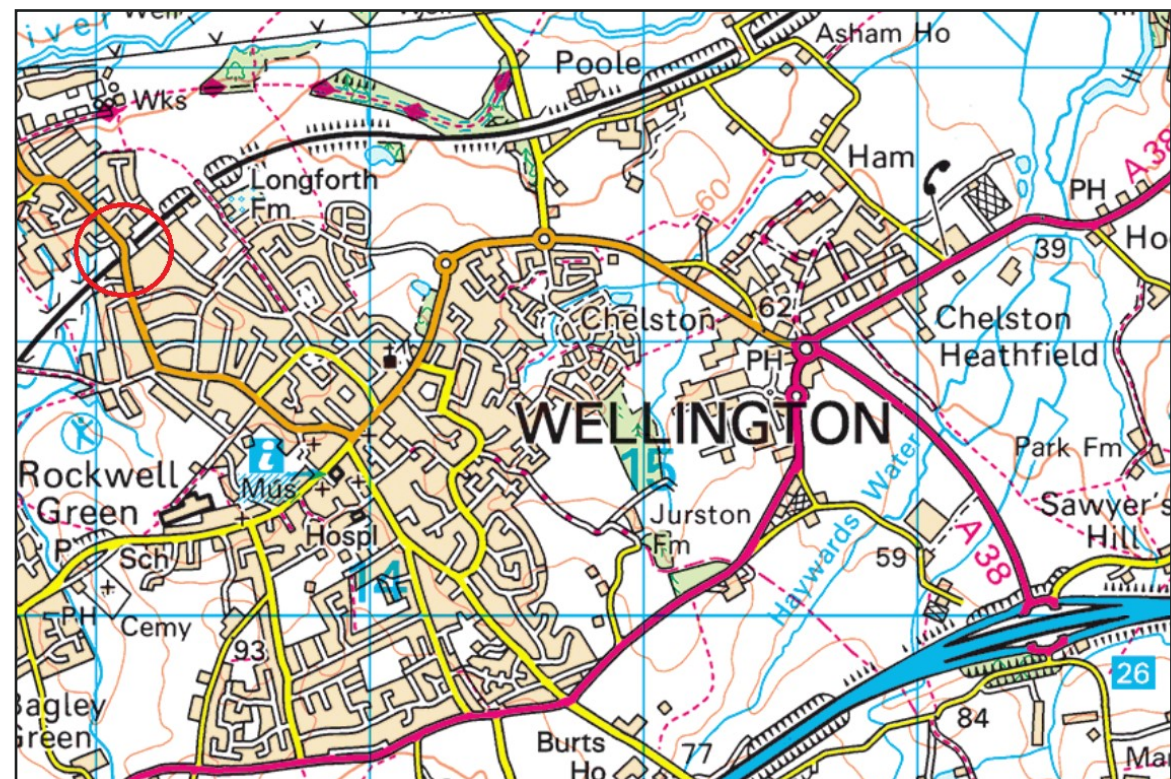
Freehold interest is available at a guide price of £350,000.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq M	Sq Ft
<b>Ground floor:</b>		
Former shop	80.82	868
Wood store	58.14	583
Side store	35.51	381
Mezzanine	35.51	381
Rear store	50.67	548
Mezzanine	27.59	296
Workshop	246.91	2,653
Lockable strong room		
Gents WC		
Office	3.01	27
Kitchen	8.73	96
Ladies WC		
<b>First floor:</b>		
Office	19.55	212





## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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