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auction











Units 1 - 15, Roughmoor Enterprise Centre Roughmoor, Williton, Somerset, TA4 4AT

Auction Guide Price £1,200,000 +++

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold 1.42 ACRE INDUSTRIAL COMPLEX comprising 15 UNITS | 20,500 Sq Ft with annual income of £141,732.44 and ERV of approximately £200,000 pa + Scope for Extra Units

Units 1 - 15, Roughmoor Enterprise Centre Roughmoor, Williton, Somerset, TA4 4AT

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Roughmoor Enterprise Centre, Roughmoor, Williton, Somerset TA4 4AT

Lot Number 4

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

JOINT AGENTS | ALDER KING

Hollis Morgan and Alder King Property Consultants | Taunton

THE PROPERTY

A Freehold 1.42 acre multi-let industrial complex located within the well-established Roughmoor Industrial Estate close to the Village of Williton in Somerset and just 15 Miles from Taunton.
Roughmoor Enterprise Centre comprises 15 Industrial units totalling 20,500 Sq Ft including 3 units (Unit 13, 14 & 15 combined as one unit) within the re-developed former Wrigleys Building and a further 12 units built in, or around, 2007 providing suitable business start-up accommodation.
Each unit has designated car parking.
The accommodation has a total of 32 available car parking spaces plus bicycle spaces.
We are advised that mains water, drainage and three-phase electrical services are connected to the premises.

Tenure - Freehold
Possession – Subject to the various occupational leases
EPC - Refer to Schedule
VAT - Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price.

THE OPPORTUNITY | ERV Circa £200k

Commercial investment producing a current income of £141,732.44 per annum with ERV of approximately £200,000 per annum from 7 tenants occupying the 15 units – please refer to schedule.

We understand there is a shortage of B Class Industrial units in this area and a high demand from tenants.

ERV – Interested parties to make their own enquiries and investigations with regard to the individual tenancies.

Rent reviews and ERV

All leases are excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954 (as amended).
Weighted Average Unexpired Lease Term – approx. 6 years

Asset management initiatives include scope for additional units – please refer to drone images for proposed development locations.
No planning of this nature has been previously sought – subject to gaining the necessary consents.

SOLICITORS & EXTENDED COMPLETION

Legal Services | Somerset Council
Council Offices, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

EXTENDED COMPLETION

Completion is set for 8 weeks (or earlier subject to mutual consent)

SCHEDULE OF INFORMATION

UNITS 1 & 2 | Williton Pet Care Ltd

Rent - £10,000 pa
Lease Start - 31.12.24
Lease Expire – 30.12.34
Break – 30.12.27, 30.12.2029 and 30.12.2031
Rent Review – 1.04.2029

Unit Sizes – 497 | 497 = 994 Sq Ft
Rateable Value - £8,000
EPC – D | D

Tenant – Williton Pet Care Ltd
Business Summary - A local business that offers a variety of products typically found in country stores for the pet and equine markets.

UNIT 3 | Williton Pet Care Ltd

Rent - £4,500 pa
Lease Start – 1.4.2024
Lease Expire – 31.3.2034
Break – None
Rent Review – 1.4.2029

Unit Size – 497 sq ft

Rateable Value - £3,700
EPC – C

Tenant - Williton Pet Care Ltd
Business Summary - A local business that offers a variety of products typically found in country stores for the pet and equine markets.

UNITS 4, 5 & 6 | Footfall Lighting

Rent - £15,000 pa
Lease Start – 13.2.2024
Lease Expire – 12.2.2027
Break – None
Rent Review – None

Unit Sizes – 667 | 484 | 517 = 1668 Sq Ft
Rateable Value - £9,800
EPC – D | D | D

Tenant - Footfall Lighting
Business Summary - Footfall is an engineering company that designs and manufactures handrails with integrated LED lighting. They specialise in bespoke handrail luminaires tailored to specific photometric and operational needs using advanced technology for lens development and handrail manufacturing

UNIT 7 | Locomotive 5542 Ltd

Rent - £5,073.44 pa (set at 18.9.2023 review)
Lease Start – 18.9.2021
Lease Expire – 17.9.2027
Break – Rolling / 6 Months Notice
Rent Review – annually on 18.9 and RPI linked (the 2024 and 2025 reviews are outstanding)

Unit Size – 497 Sq Ft
Rateable Value - £3,700
EPC – D

Tenant - Locomotive 5542 Ltd
Business Summary - Locomotive 5542 Limited is a company dedicated to the restoration and preservation of railway locomotives and equipment.

UNIT 8 | The Diesel and Electric Preservation Grou

Rent – £4,410 per annum (set at 12.12.2023 review).
Lease Start – 12.12.2021
Lease Expire – 11.12.2024
Break – None
Status – Seeking to renew
Rent Review – Seeking to renew

Unit Sizes – 497 | 497 = 994 Sq Ft
Rateable Value - £3,900 + £3,700 = £7,600 pa
EPC – D | D
*Please note terms have recently been agreed with the current tenant for units 8 and 9 at £9,500 pa on a 3 year term with a break clause after 18 months. We understand the legals are currently progressing and full details of the new agreement will be available shortly.

UNIT 9 | The Diesel and Electric Preservation Grou

Rent - £5,000 per annum (set at 18.5.2024 review)
Lease Start – 18.5.2022
Lease Expire – 17.5.2025
Break – None
Status – Seeking to renew
Rent Review – Seeking to renew
*Please note terms have recently been agreed with the current tenant for units 8 and 9 at £9,500 pa on a 3 year term with a break clause after 18 months. We understand the legals are currently progressing and full details of the new agreement will be available shortly.

Tenant - The Diesel and Electric Preservation Group Ltd
Business Summary - The Diesel and Electric Preservation Group (DEPG) is dedicated to preserving and operating heritage diesel and electric locomotives. Founded in 1972, they focus on maintaining and restoring classic locomotives, ensuring they remain operational for future generations to enjoy. The group operates from the West Somerset Railway.

UNIT 10 | Williton Autos

Rent - £26,249 per annum (recently reviewed to this figure but we are awaiting sight of the rent review memorandum)
Lease Start – 07.11.2022
Lease Expire – 06.11.2032
Break – Rolling / 6 Months Notice
Rent Review – 7.11.2023 and every anniversary of that date

Unit Size – 3,488 sq ft
Rateable Value - £19,750
EPC – E

Tenant - Williton Autos
Business Summary - Williton Auto Services Ltd provides a range of automotive services. They offer general car and commercial vehicle repairs, maintenance, and servicing.Their services include MOT testing, diagnostics, and various mechanical repairs to ensure vehicles are running smoothly.

UNITS 11 & 12 | Williton Pet Care Ltd

Rent - £30,500 pa
Lease Start – 1.4.2024
Lease Expire – 31.3.2034
Break – 1.4.2027, 31.3.2029 and 31.3.2031
Rent Review – 1.4.2029 RPI Linked

Units 1 - 15, Roughmoor Enterprise Centre Roughmoor, Williton, Somerset, TA4 4AT

Unit Sizes – 4,650 sq ft total
Rateable Value -£25,750
EPC – C | C

Tenant - Williton Pet Care Ltd
Business Summary - A local business that offers a variety of products typically found in country stores for the pet and equine markets.

UNITS 13, 14, 15, The Hub and Offices | Penhale Qu

Rent - £41,000 pa
Lease Start – 11.3.2021
Lease Expire – 11.3.2021
Break – 11.3.2026
Rent Review – 11.3.26 (Please note the landlord is currently in discussions with the tenant regarding the outstanding rent review)

Unit size –7,989 sq ft
Rateable Value - £39,250
EPC – C | C | D

Tenant - Penhale Quantock
Business Summary - Penhale Quantock Ltd is a family-run company specialising in precision injection moulding and lighting manufacturing. They have over 30 years of experience serving various industries, including medical, agricultural, military and electrical sectors. They offer a range of services from prototype development to full production, including sub-assembly services, tooling, and CAD design.

PLANNING INFORMATION

We understand that the buildings have planning permission for B1 (superseded by Class E), B2 and B8 uses but any occupier should make their own enquiries to the Planning Department of Somerset Council. www.somerset.gov.uk

LOCATION

The Roughmoor Enterprise Centre is located within the well-established Roughmoor Industrial Estate, just off the A39 on the eastern fringe of the village of Williton which has an excellent range of shops, amenities and a first and middle school and is approximately a mile from the coast at Watchet.
The nearest large town is Minehead, West Somerset's premier resort, which is approximately 8 miles away and has a more comprehensive range of shopping and recreational facilities.
The county town of Taunton is approximately 15 miles away and has extensive High Street shopping, excellent schools, rail and motorway connections.
Williton is situated amongst some of the most beautiful countryside settings in England including the Quantocks, The Brendons, Exmoor National Park and of course the stunning West Somerset coastline.
There is a station for the West Somerset Steam Railway and within easy driving distance is Dunster, Glastonbury, Wells, Bath, Bristol and Exeter.

M5 Junction 25 – 18 Miles
Taunton Railway Station – 16 Miles

BUSINESS RATES

Please see rateable values in the schedule of information
Copies of the individual unit assessments are available in the data room. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

SERVICE CHARGE

The current leases include both capped service charge contributions, with annual RPI review provisions, or rentals which are based on an inclusive basis in respect of tenant contributions towards service charges and buildings insurance premiums.
Please see the schedule or online legal pack for further information.
The vendors have included a 5% deduction for all leases which do not allow the recovery of services charges to provide a Net Income which has been used within our pricing and yield calculations for the property.

LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.
We will send you an email and text to confirm the appointment time and the full property address.
Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal /

coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.
Press the GREEN button to "Download Legal Packs"
For the first visit you will be required to register simply with your email and a password.
Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when they are uploaded.
You will be automatically updated by email if any new information is added.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,750 + VAT (£2,100 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.
Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM
The form can be found on the Hollis Morgan website on the individual auction property listing.
Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.
In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.
Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.
The "Register to Bid" button can be found on the auction home page or on the individual lot listings.
Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form
Stage 2 – Upload your certified ID
Stage 3 – Invitation to bid
Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within

24 hours of the auction sale.
If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2027 CHARITIES OF THE YEAR

Hollis Morgan are proud to be supporting two amazing charities in 2027 - Bristol Schools Rugby Union & Deki.

Deki is a Bristol based international development charity transforming the lives of people living in extreme poverty. Founded in 2008 by Vashti Seth, Deki works alongside local partners in Togo, West Africa, to empower women and help rural communities build resilience to poverty and climate change. Through safe drinking water, clean cookstoves, organic farming cooperatives, and education, Deki has already positively impacted over 300,000 lives.

Bristol Schools Rugby Union (in association with Bristol Bears) oversee and support rugby in all schools in the Greater Bristol area. BSRU provide school rugby development opportunities and County level fixtures for secondary Boys and Girls, including playing fixtures at U18s against the leading Independent Schools in our region such as Clifton College, BGS, QEH, Collegiate and Millfield.

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Digital Markets, Competition and Consumer Act 2024 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.