



# Olive

ESTATE AGENTS



## Monhton House Walrow Road, Highbridge, Somerset TA9 4QY £1,300,000

\*\*\* PART COMMERCIAL SITE WITH 26 STORAGE CONTAINERS \*\*\* 5 IMMACULATE COMMERCIAL BUILDINGS TOTALLING 8,800SQ/FT \*\*\* 24 x 20FT UNITS AT £100 PCM AND 2 x 40FT UNITS AT £120 PCM \*\*\* PRIVATE ENTRANCE GATES \*\*\* TOTAL INCOME OF £111,000 P/A \*\*\* FREEHOLD \*\*\*

**SITE INFORMATION**

UNIT 1 - 1600 sq/ft

UNIT 2 - 1600 sq/ft

UNIT 3 - 1600 sq/ft

UNIT 3A - 1600 sq/ft

UNIT 4 - 2400 sq/ft

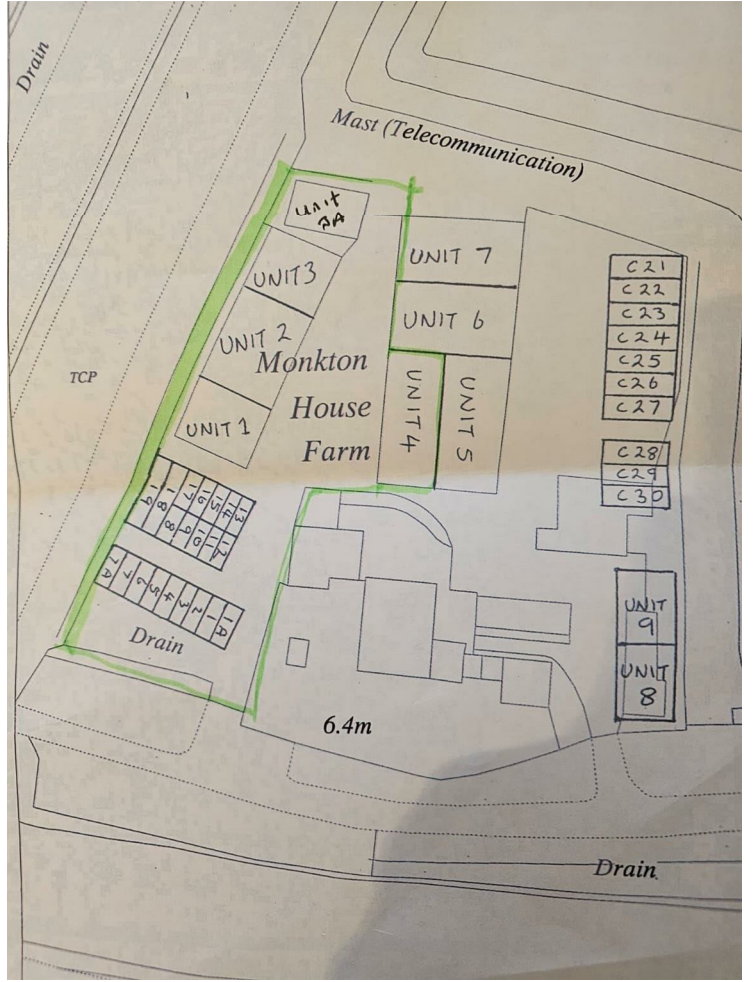
Total Rent £78,600


26 Storage Containers

Total Rent £32,400

TOTAL SITE INCOME £111,000.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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