

£500,000 exclusive of VAT

The Property:

The premises comprises two detached light industrial warehouses that provide the following Gross Internal Area (GIA):

Warehouse 1:

6,405 sq ft (595.13 sq m)

Warehouse 2:

1,954 sq ft (181.53 sq m)

TOTAL

8,359 sq ft (776.66 sq m)

Former Milk & More Premises, Lynx Trading Estate, Yeovil, BA20 2SU

Well-established industrial and trade location. Good transport links.

Highlights

- Rare Freehold Opportunity
- Well-Established Industrial & Trade Location
- 360-Degree Circulation
- Low Site Coverage (Circa 18%)
- Total Site Area:0.988 Acres (0.40 hectares)

The Location

Nearby Neighbours:

- Screwfix
- Toolstation
- Huws Gray
- Wickes
- B&Q
- Topps Tiles
- Greggs

Connectivity:

- A303:
 4.4 miles / 8 mins
- Yeovil Town Centre:
 2.6 miles / 8 mins
- A37:
 1.5 miles / 5 mins

Description

The site comprises two detached warehouses that have been built around a steel portal frame under a metal sheet roof with brick and metal clad elevations.

The site has a minimum internal eaves height that ranges from approximately 2.7m (8ft 8") to 5m (16ft 4").

Warehouse 1 comprises a ground floor warehouse space at the rear which has been fitted with a large refrigerator, as well as a small store area at the front. At first floor level, Warehouse 1 benefits from fitted office accommodation with individual meeting rooms and WCs. Loading is provided via a single small roller shutter door on each elevation as well as a separate pedestrian entrance at the front.

Warehouse 2 comprises a detached store that has been most recently been used for additional storage and light vehicle repairs. Loading is provided via a single electric roller shutter door situated at the front elevation.

Externally, the site has been made secure and benefits from a large hard standing yard area and 360-degree circulation. There is a total of 46 car parking spaces across the site.

We understand the property benefits from the full suite of E, B2 and B8 planning consents.

Price

£500,000 exclusive of VAT.

Each party to bear their own legal costs associated with the purchase.

Tenure

The property is available on a freehold basis and will be sold in an as seen condition. The site is available for immediate purchase.

<u>VAT</u>

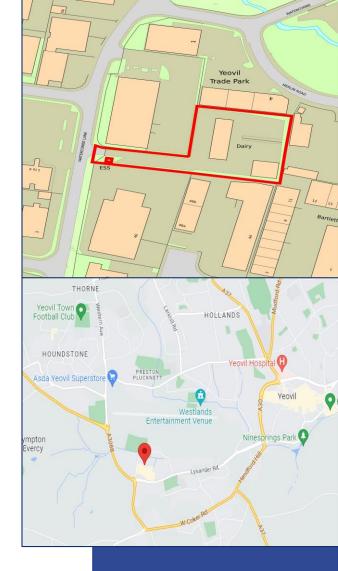
All costs are subject to VAT where applicable.

Anti-Money Laundering

All interested parties will be required to comply with Anti-Money Laundering regulations.

Energy Performance Certificate

Available Upon Request.



Contacts

Tom Watkins Director +44 7917 093167 Tom.watkins@colliers.com

Alex Van Den Bogerd Senior Surveyor +44 7902 702882 Alex.vandenbogerd@colliers.com

Colliers 10 Templeback Bristol BS1 6FL +44 117 917 2000

Colliers.com





Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA

Contacts

Tom Watkins Director +44 7917 093167 Tom.watkins@colliers.com

Alex Van Den Bogerd Senior Surveyor +44 7902 702882 Alex.vandenbogerd@colliers.com

Colliers 10 Templeback Bristol BS1 6FL +44 117 917 2000

Colliers.com