



Quoting Price:

£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.

## VAT

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

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