

01935 415454

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Chesters
Commercial



Unit 11 Bartlett Park, Gazelle Road, Lynx Trading Estate, Yeovil, Somerset, BA20 2PJ

TO RENT £10,000 per annum

Terraced industrial unit. Allocated car parking

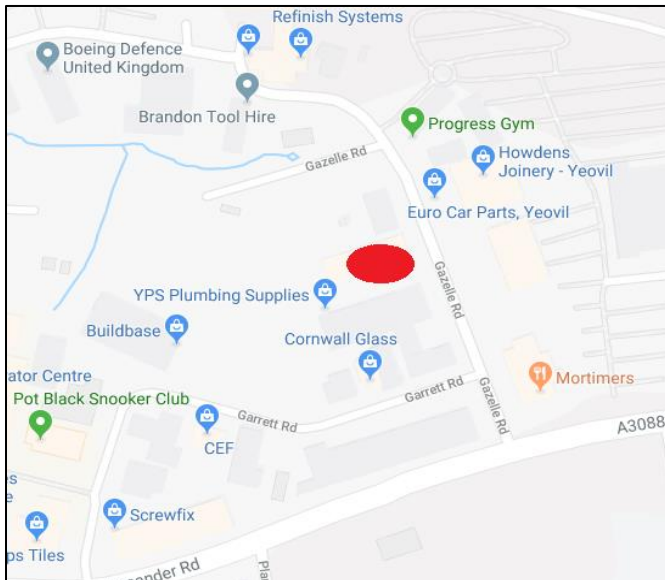


LOCATION

The property is located on Gazelle Road on Lynx Trading Estate on the western outskirts of Yeovil. Yeovil is an industrial and former market town with a resident population of circa 42,500, and offers a good range of recreational, educational and shopping amenities. The A37 and A30 bisect the town, whilst the A303 Trunk road is accessible some 5 miles distant (itself providing access to Taunton and the M5 some 26 miles distant). The town has two railway stations providing easy access to London Waterloo, Exeter and Bristol and Weymouth.

DESCRIPTION

A terraced industrial unit with mezzanine, to be refurbished to a specification to be agreed. The mezzanine can be removed if required. The unit benefits from allocated car parking.



ACCOMMODATION

Ground floor	1,131 sq ft	105.07 sq m
Mezzanine	974 sq ft	90.48 sq m
TOTAL	2,105 sq ft	195.55 sq m

LEASE

A new full repairing and insurance lease, terms to be negotiated.

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:-

- These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
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RENT

£10,000 per annum, exclusive of VAT

RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £8,700

PLANNING

We recommend that applicants should conduct their own independent enquiries at the Local Planning Authority, South Somerset District Council. Tel: 01935 462462, to satisfy themselves their proposed use is permissible.

REPAIRS AND INSURANCE SERVICE CHARGE

A service charge is payable for buildings insurance and communal maintenance. Further details on request.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this property is C (57)

VIEWING

For further information please contact the Joint Sole Agents,

Chesters Commercial Ltd:
Telephone: (01935) 415454

Email: info@chesterscommercial.com

Or

RMW Knight

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