

**Viewing: strictly by appointment through the Agent**

**WORKSHOP/STORAGE/FORMER BREWERY PREMISES  
OLD BREWERY ROAD  
WIVELISCOMBE  
SOMERSET  
TA4 2NY**

**FREEHOLD INDUSTRIAL PREMISES AND YARD**

**4,292 SQFT on a site of approximately 0.27 acres**

**FOR SALE (OR MAY LET)**

**Guide Price: £195,000.**



## LOCATION

The property is located adjacent to the old Hancock's Brewery premises with access off the Ford Road Industrial Estate on the east side of Wiveliscombe.

Access is via a steep access road leading from Old Brewery Road.

Wiveliscombe is situated approximately 8 miles to the west of Taunton with good access via the B3227 road which leads out of Taunton at Cross Keys towards Bampton.

## DESCRIPTION

The property comprises an industrial site having been used as a brewery for a number of years currently vacant following the relocation of the owners. The premises comprise a semi-detached workshop unit with warehouse extensions to the rear and to the side.

Adjacent to the main building are two portacabin premises and opposite within a fenced yard is a detached warehouse building.

The whole property is fenced with metal palisade fencing and a gate.

**Main building** – of concrete portal frame construction with solid concrete floor and containing an office and W.C. The walls are of blockwork with steel cladding to the front elevation and a sliding metal loading door. The roof is of corrugated sheeting.

**Rear store** – of cladding on a timber frame with external door and opening into the main workshop.

**Side store** – with an internal height of approximately 10' with blockwork walls with insulation.

**Detached storage building** – of steel portal frame construction with steel profile cladding on the walls and roof. There are two steel framed loading doors at the frontage, the building being divided into two sections. The building also includes a W.C and has strip lighting.



## **ACCOMMODATION**

Main workshop	2,423 sq ft
Side store	407 sq ft
Rear store	195 sq ft

### **Building 2**

Warehouse	<u>1,267 sq ft</u>
<b>Building total</b>	<b>4,292 sq ft</b>
<b>Site area</b>	<b>0.27 acres</b>

The boundary of the site is shown on the attached plan.

## **SERVICES**

The property has the benefit of all main services including three phase electricity and gas.

## **BUSINESS RATES**

We understand that the Rateable Value is £10,250.

The property therefore qualifies for Small Business Allowance if the occupier is eligible.

## **TERMS**

The property is available for sale freehold. Vacant possession on completion.

## **GUIDE PRICE**

**£195,000**

## **TOWN PLANNING**

We understand that the site has planning consent for B1 use.

A planning application is in the course of submission for five houses.

## **LEGAL COSTS**

Each party to pay their own legal costs.



Old Brewery Road, Wiveliscombe