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Viewing: strictly by appointment through the Agent

**INDUSTRIAL PROPERTY INVESTMENT
SOUTH ROAD UNITS
SOUTH ROAD
WATCHET
SOMERSET
TA23 0HF**

COMPRISING 5 UNITS 1A, 1C, 1D, 1E AND 1F

A FULLY LET COMMERCIAL INVESTMENT WITH CURRENT INCOME £17,100 PER ANNUM

FOR SALE



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LOCATION

The property is located on the south side of the coastal town of Watchet in West Somerset.

The town is a harbour town having a population of approximately 3,750 people and is situated approximately 15 miles to the west of Bridgwater via the A39 and a similar distance to the north west of Taunton via the A358 and 9 miles to the east of the seaside resort of Minehead.

The town has an attractive harbour area with local shops and cafés which are busy during the summer months due to visitors to the numerous caravan parks at Blue Anchor.

DESCRIPTION

The property comprises a useful investment lot comprising five similar nursery industrial units which all appear to have been constructed in the 1980's of brick and block construction with a pitched roof of insulated steel profile cladding with rooflights.

Each unit has an insulated roller shutter door, a separate personnel door, and a W.C.

The units are in a development of eight similar units forming a broken terrace, unit 1b being owned by a separate party.

Each unit has the benefit of main three phase electricity, water and drainage.

ACCOMMODATION approximate unit sizes as follows:-

Unit 1a	475sqft
Unit 1c	725sqft
Unit 1d	475sqft
Unit 1e	475sqft
Unit 1f	475sqft



TENANCIES

The properties are let to various tenants as follows:-

Unit	Tenant	Term	Commencement date	Rental
1A	Star Bikes Ltd	3 years	25 th October 2015	£3,000 rising to £3,600 per annum from October 2016
1C	Under offer to AGE UK			£3,600 per annum
1D	Robert Clarke	3 years	8 th September 2015	£3,000 rising to £3,600 per annum from September 2016
1E	Andrew Brown	3 years	8 th June 2015	£3,300 per annum
1F	Under offer			£3,600 per annum
Total income				£17,100 rising to £17,700 per annum by October 2016

PRICE

£220,000 representing a yield of 8% once the reversionary rent of £17,700 per annum is achieved in October 2016.

The property is subject to VAT both on the selling price and on rents received from the tenants.

LEGAL COSTS

The ingoing tenant to be responsible for the landlords reasonable legal costs.

Viewings and further information strictly by arrangement by the selling agents Cluff Commercial, 11a Cornhill, Bridgwater, Somerset TA6 3BU, 01278 439439

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