

Viewing: strictly by appointment through the Agent

**UNITS A, B & C THE OLD BRICKYARD
HIGHER POOLE
WELLINGTON
SOMERSET
TA21 9HW**

**A RARE OPPORTUNITY TO PURCHASE THREE BRAND NEW
SMALL INDUSTRIAL UNITS**

EACH UNIT 860 SQ FT

TOTAL 2,580 SQ FT

PRICE £100,000 PLUS VAT Per Unit

FOR SALE



Units A, B & C The Old Brickyard, Higher Poole, Wellington

LOCATION

The units are situated at Higher Poole on the outskirts of Wellington virtually adjoining the Recycling Centre and adjoining a number of other business premises.

Access is approximately $\frac{3}{4}$ mile from the A38 and M5 motorway at junction 26 signposted from the road leading to Wellington from the Chelston roundabout.

DESCRIPTION

Units A, B & C comprise a terrace of three brand new commercial units forming part of a small development.

They front onto a concreted yard within which each unit will have three allocated parking spaces.

The units are of steel portal frame construction with a good eaves height of 19', providing potential for a mezzanine floor if required.

The walls and roof are of PVC coated steel profile cladding, the roof incorporating roof lights.

Each unit has a disabled W.C as well as a steel roller shutter door, single steel personnel door, and LED high level lighting.

ACCOMMODATION

Unit A	860 sq ft / 80 sq m
Unit B	860 sq ft / 80 sq m
Unit C	<u>860 sq ft / 80 sq m</u>
Total	2,580 sq ft / 240 sq m

SERVICES

The property has the benefit of mains water, drainage and electricity. Gas is not available.

PLANNING

The units have planning consent for B1 commercial use. There are noise restrictions imposed on weekends and evenings.

BUSINESS RATES

The units have not yet been assessed for business rates.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC's will be provided when available.

TERMS

The units are for sale freehold.

PRICE

Unit A £100,000 plus VAT

Unit B £100,000 plus VAT

Unit C £100,000 plus VAT

LEGAL COSTS

Each party to pay their own legal costs in the transaction.

CAC/TMD

Viewing

Strictly by arrangement with the sole agents, Cluff Commercial Ltd.

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