

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)



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 comprises 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	2,423sqft
Side store	407sqft
Rear store	195sqft

Building 2

Warehouse	1,267sqft
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Building total 4,292sqft

Site area 0.27 acres

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.

PRICE

£250,000

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.

25th January 2018



Old Brewery Road, Wiveliscombe 25.1.18