



Lyndon Brett Partnership

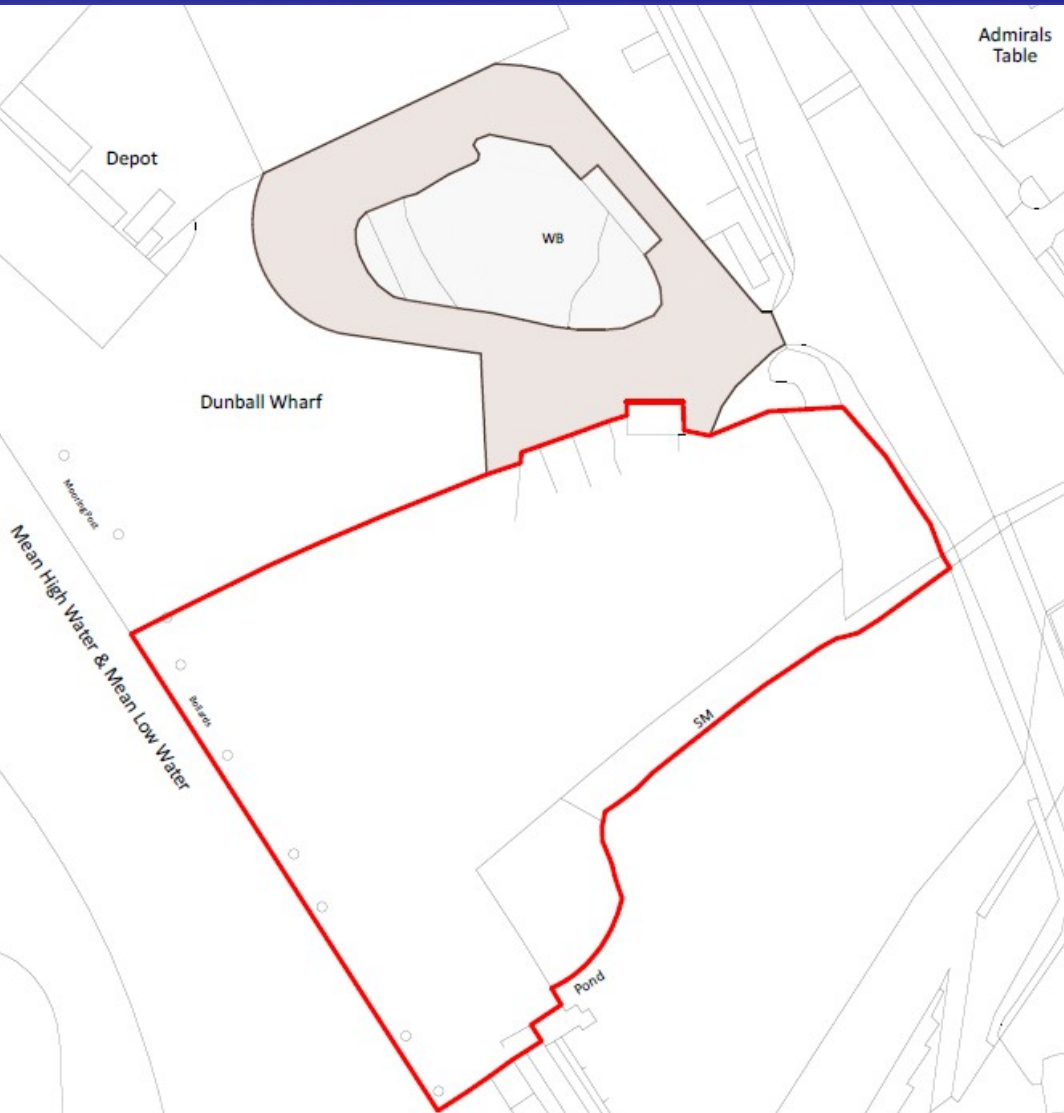
Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



Open Storage Yard

Dunball Wharf
Bristol Road
Dunball
Bridgwater
TA6 4TN

70,183ft²
(1.61 Acres)

£65,000 PAX

TO LET

Open Storage Yard



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



DESCRIPTION

This 1.61 acre industrial/commercial site is now available and has formerly been used by Hanson, for the import of stone related products.

The open storage yard is located just off Dunball Roundabout, with easy access to Junction 23 of the M5, ideally located for access and distribution purposes.

SITE

The site is located on the Wharf, with the wharf previously having been created in 1844, formerly used by coal merchants but more recently used for landing stone products with marine sand and gravel.

Tenants would have access to on site shared wash room facilities and weighbridge, subject to negotiation with the adjacent occupiers.

SERVICES

The site benefits from water and electricity.

We have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such services.

RATES

The Local Authority will need to advise on business rates, relating to the intended use and future occupation. A prospective Tenant should make their own enquiries.

SERVICE CHARGE

The Tenant will be required to contribute towards any costs relating to the shared entrance/access areas.

TENURE & TERMS

The site is offered to Let on Lease terms although short term Licence agreement, for a term to be agreed, may be considered subject to Tenant status.

RENT

The yard is available to rent as is, seeking offers of £65,000 per annum, exclusive.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Tenants establish the VAT implications before entering into any agreement.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

ANTI MONEY LAUNDERING

The ingoing Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

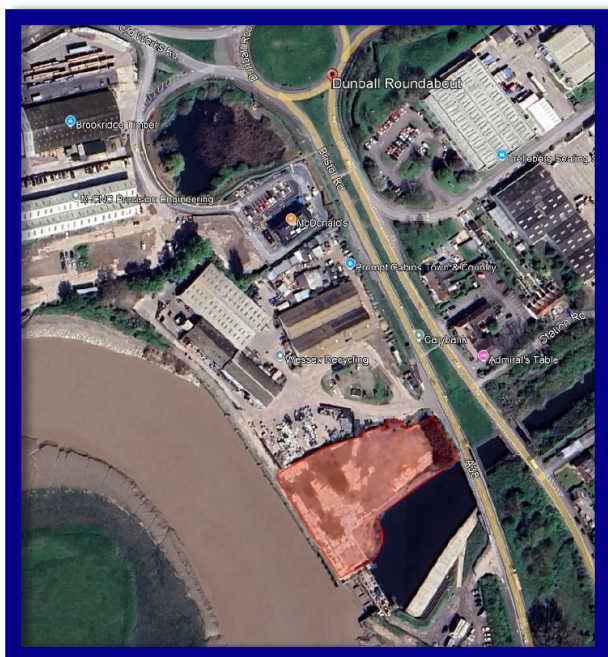
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via:

www.commercialleasecodeew.co.uk

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.



LOCATION



Roads: A38 and M5 (Junction 23)



Rail: 2.7 miles north of Bridgwater Railway Station



Air: 23 miles south-west of Bristol Airport



Miles: 15 miles north-west of Taunton
14.5 miles west of Glastonbury
35 miles south-west of Bristol