



Lyndon Brett Partnership

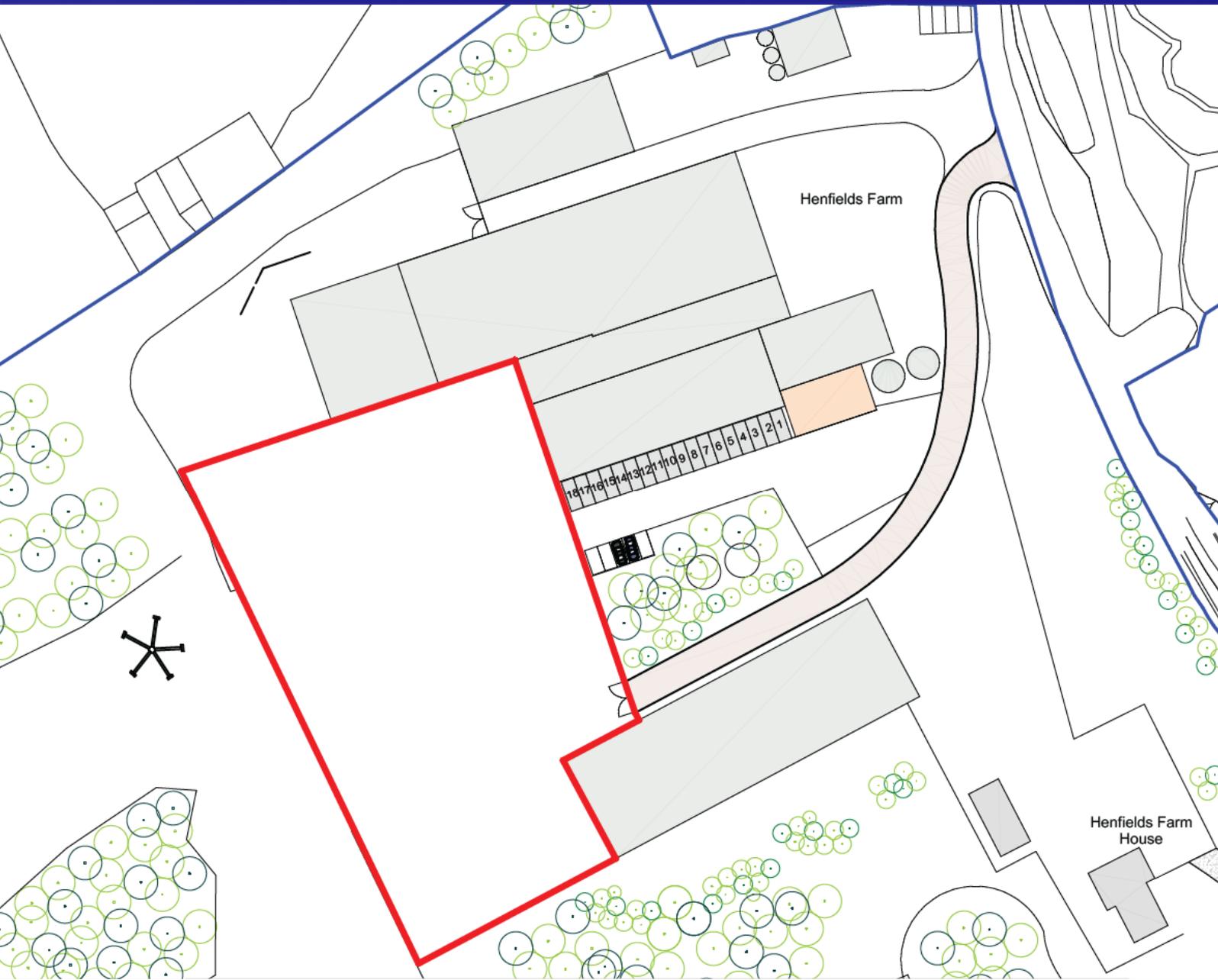
Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

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



TO LET

Open Storage Yard

Open Storage Yard - 58,771ft² (1.34 Acres)

Henfields Farm, Cannington, Somerset TA5 2QD

£50,000 PAX



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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



Regulated by RICS

DESCRIPTION

This 1.34 acre yard, will be available as of August 2025 and offers open compound storage, located at Henfields Farm just off Brymore Way - Cannington Bypass Road.

The site would suit either agricultural storage or as an commercial storage site for distribution purposes linked to Hinkley Point although please note, an extension to the existing Planning Permission would need to be obtained if it were to be used for this purpose.

LOCATION

The yard is located at Henfields Farm, behind the existing agricultural buildings but with good access off the main Bypass.

The site is just 6 miles from Hinkley Point and 7.3 miles from Junction 23 of the M5 at Bridgwater, making it a well located site for access and distribution purposes.

SERVICES

The yard benefits from water and electricity which will be the Tenant's responsibility.

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

A prospective Tenant will be responsible for Business Rates for the yard.

The current rateable value for the yard is £45,250 which includes a portable building and storage containers installed by the previous Tenants, and to be removed at the end of their occupation.

The site will therefore need a reassessment if there are to be no future portable buildings or containers on site.

SERVICE CHARGE

The Tenant will not be required to contribute towards service charges and the Landlord will pick up all costs relating to the shared access areas.

TENURE & TERMS

The site is offered to Let on Full Repairing and Insuring Lease terms although a 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, at £50,000 per annum, exclusive.

VAT

VAT will be applicable on the rent.

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

A prospective 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.

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.

