



TO LET

Open Storage Yard

Dunball Wharf, Bristol Road, Dunball, Bridgwater TA6 4TN
25,666ft² (0.58 Acres)
£20,000 Per Annum, Exclusive



SITE

An open storage yard, formerly occupied by Prompt Cabins, is now available to let.

The site is ideally situated at the Dunball Roundabout, offering excellent access to Junction 23 of the M5 motorway.

The yard is available for immediate occupation. However, consideration will also be given to the construction of an industrial or warehouse unit, subject to negotiation and the necessary planning permission being obtained.

A previous planning consent was granted for the erection of two industrial units, each measuring circa 1,250 sq. ft. Please note that this permission has since lapsed.

The site is 0.58 acres in size and is as shown in the map below, outlined red.

SERVICES

The site benefits from an existing electricity supply.

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

We understand the current rateable value for this site is £9,800.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

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 Full Repairing and Insuring Lease term although consideration will be given to a short term Licence agreement, for a term to be agreed, subject to Tenant status.

RENT

The yard is available as is, at £20,000 per annum, exclusive, payable quarterly in advance.

VAT

VAT is applicable.

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.

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

