



TO LET

Storage Yard



Secure Compound
Storage Yard - (4,289ft²)

Compound 2
Brownes Yard
Plum Lane
Dunwear
TA6 5HL

£5,500 Per Annum,
Exclusive

DESCRIPTION

This secure compound yard is due to be available as of November 2025, suitable for storage purposes.

The site is set within Brownes Yard and accessed via Plum Lane, Dunwear with shared access through the main site which is gated.

The compound is fenced with its own separate gated entrance.

Brownes Yard benefits from CCTV which covers the communal areas but further security could be installed if a Tenant required, at their own cost.

SITE

The yard measures 4,289 sq. ft in total (0.09 acres).

SERVICES

No services are connected to the compound.

EPC

An EPC is not applicable.

RATES

We are aware the yard is currently assessed for Business Rates, with a rateable value of £5,200 as of April 2023.

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

A service charge is payable for the proportional area of occupation, including maintenance and repairs of the communal areas, calculated at 20% of the rent, per annum.

INSURANCE

The site is insured under the Landlord's policy and the Tenant is contribute towards such costs.

TENURE & TERMS

The yard is offered To Let by way of a new Tenancy at Will agreement or fixed term Licence agreement.

RENT

The secure compound is available to rent at £5,500 per annum, exclusive.

VAT

VAT is not 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 in preparing the agreement documentation

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

There 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



A38, A39, M5 (Junctions 23 & 24)



1.5 miles east of Bridgwater Railway Station



26 miles south-west of Bristol Airport



13 miles north-east of Taunton

15 miles west of Glastonbury

38 miles south-west of Bristol