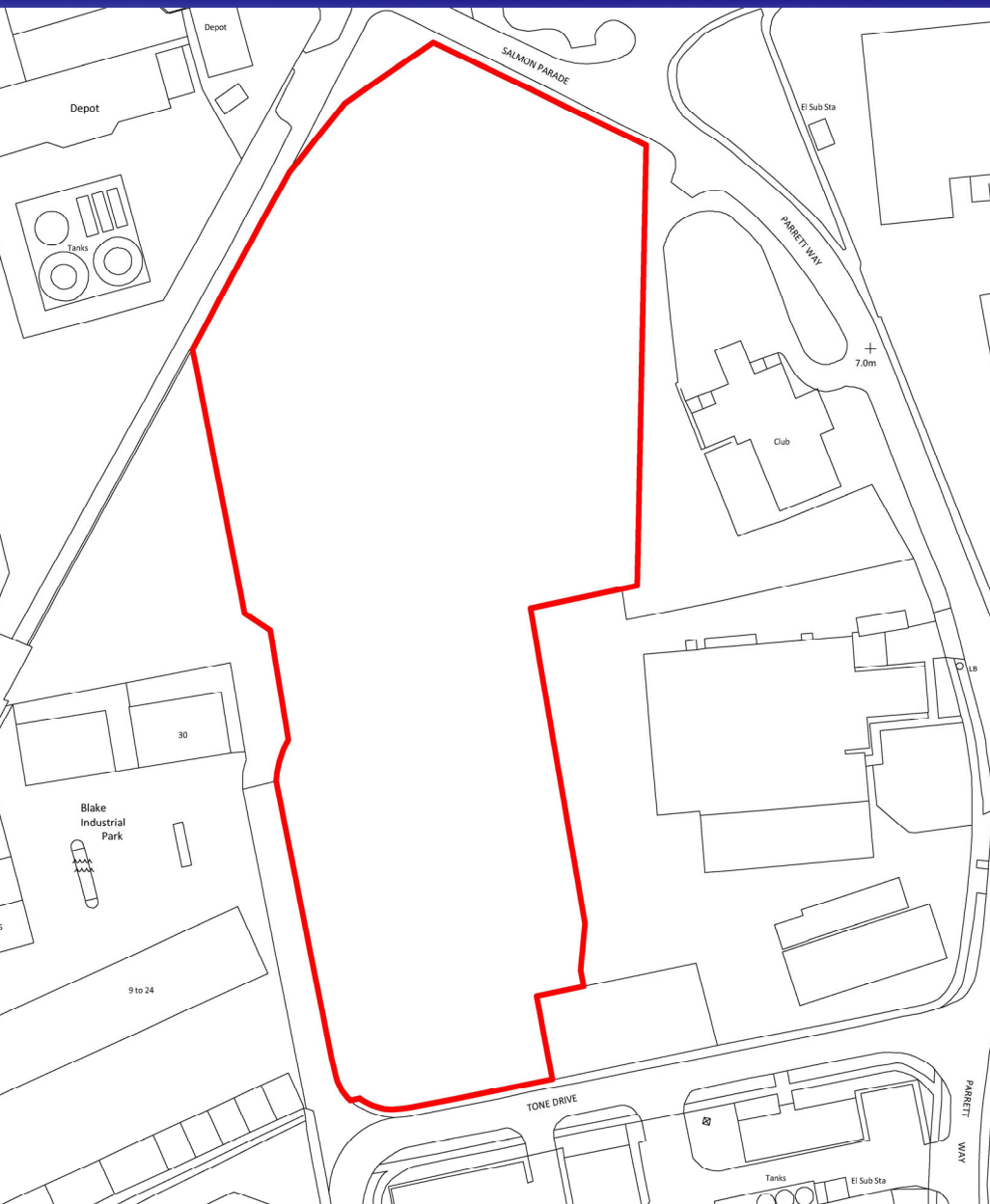




TO LET

Storage Land

16,037m² (3.96 acres)

Salmon Parade / Tone Drive, Bridgwater, Somerset

£207,000 Per Annum

DESCRIPTION

The parcel of land is available to let, with two points of access from Tone Drive and Salmon Parade making this a great storage compound.

The site is 16,037m² (3.96 acres) in its entirety as shown in red on the plan.

Consideration may be given to sub-dividing the site - for more information, please enquire with the agent.

LOCATION

The site is situated within the commercial estate are of Parrett Way, with the site abutting both Salmon Parade and Tone Drive, with entrances on both sides providing excellent frontage and access abilities to the site.

The predominant land use within Parrett Way is industrial and commercial in nature, a well established employment zone accommodating a variety of small, medium and large business operators across various business sectors.

The site benefits from its strategic location, with convenient access to the A38 and Squibbers Way link road, and is only 2 miles from Junction 24 of the M5, 12 miles from Taunton and 38 miles from Bristol.

SERVICES

We understand electricity is available on site but no other services and no investigations have been carried out as to the state and condition of the supply.

Prospective Tenants would need to make their own enquiries regarding the availability and capacity of services.

BUSINESS RATES

We understand a new assessment would need to be made for the site upon completion of an agreement.

SERVICE CHARGE

Not applicable.

INSURANCE

The prospective Tenant will be required to reimburse the Landlord for their respective insurances for the site.

TENURE & TERMS

The site is offered to let by way of Full Repairing and Insuring Lease for a term to be agreed. Consideration will also be given a short term letting by way of Licence Agreement.

The owners will also consider selling the site - further information can be provided on request.

RENT

Asking rent of £207,000 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.

ANTI MONEY LAUNDERING

A prospective Purchaser 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 enquiries 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.

